



Viewings by appointment
0207 483 2611

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properties

Maida Vale, W9 1SG

£3,878 *fees apply



An interior designed three bedroom apartment, offered furnished or unfurnished, set on the sixth floor (with lift) of this highly regarded Edwardian mansion block with 24-hours' porter and communal gardens.

The property is in luxury condition throughout and consists of entrance hall, large and bright 29' reception room, separate 25' kitchen, three bedrooms, office/study, storage room and two bathrooms.

This desirable home is conveniently located for easy access to the shops, boutiques and cafes at St Johns Wood, Little Venice and additional local transport links at Maida Vale and Warwick Avenue tube stations (Bakerloo Line.)

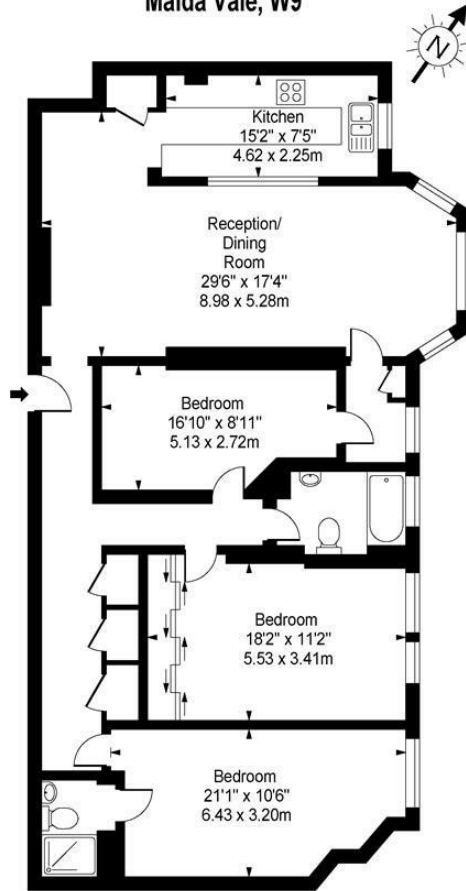
Transport:

(0.5 mile) walk to Maida Vale tube station,
(0.3 mile) walk to Warwick Avenue tube station,
(0.7 mile) walk to St John's Wood tube station.



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Clive Court,
Maida Vale, W9



Sixth Floor

Approx Gross Internal Area **1470 Sq Ft - 136.61 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.34410

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

- Three bedrooms
- 29' Reception Room
- Private Balcony
- 126 year lease
- Turnkey/ ready to move in condition
- Luxury interior condition
- Elegant 24h Portered Edwardian Mansion Block
- Fully double glazed
- Residents Parking



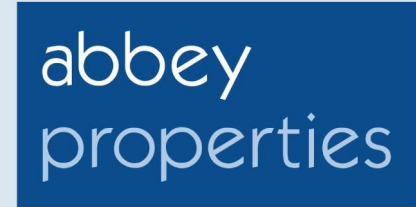
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
				76	

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.