



## Contemporary two bedroom apartment in grand mansion block

Clarendon Court, Maida Vale, W9

Available 3 January - £615 per week\*

\*Additional fees apply

Clarendon Court, Maida Vale, W9

£615 per week\*

\*Additional fees apply

- Reception room with balcony
- Fully fitted kitchen
- Master bedroom with en suite bathroom
- Second double bedroom
- Family shower room
- 24 hr Concierge & lifts
- Secure underground parking
- Mains water/sewerage/electric/gas
- Gas central heating

Set behind the original Grade II listed Edwardian facade in this modern, sought after mansion block, is this superb two double bedroom apartment located on the second floor (with lift). The property benefits from a spacious reception room with wood floors and double french doors on to a delightful balcony, and built in wardrobes to both bedrooms. This popular block also offers 24hr concierge, lift and secure underground parking. Clarendon Court is ideally located for the local shops, cafes and restaurants of Little Venice as well as being within close proximity to the Regents Canal and Maida Vale and Warrick Avenue underground.

- Available 3 January - Unfurnished
- Westminster Council Tax Band: G £1,621.94 PA
- EPC Rating: 69/C
- Approx. Gross Internal Area: 807 Sq Ft
- Security Deposit: £3,075 (5 wks rent)
- Holding Deposit: £615 (1 wks rent)



Clarendon Court, MaidaVale, W9

Available 3 January - £615 per week\*

\*Additional fees apply



## Contemporary two bedroom apartment in grand mansion block

Clarendon Court, Maida Vale, NW3

Available 3 January - £615 per week\*

\*Additional fees apply



## Contemporary two bedroom apartment in grand mansion block

Clarendon Court, Maida Vale, NW3

Available 3 January - £615 per week\*

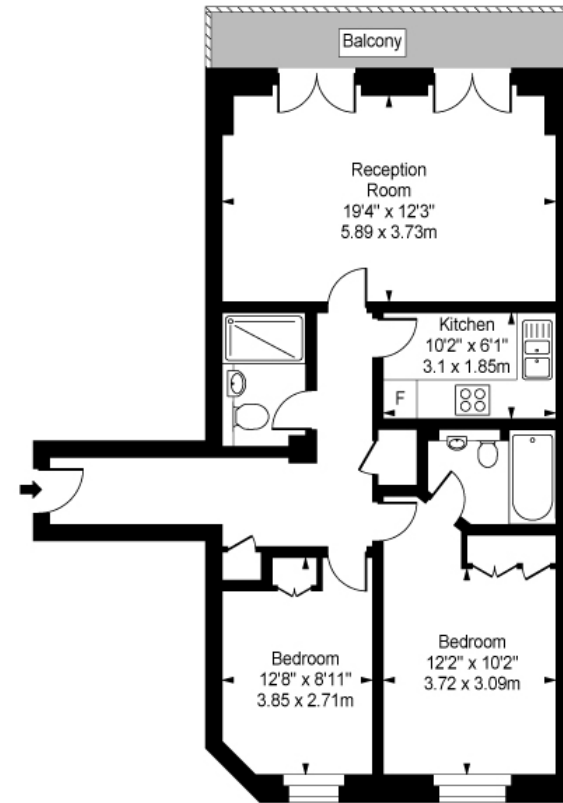
\*Additional fees apply

Approx Gross Internal Area: **807 Sq Ft / 74.7 Sq M**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

\* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

**Clarendon Court**



First Floor  
 Approx Gross Internal Area **807 Sq Ft - 74.7 Sq M**

For Illustration Purposes Only - Not To Scale  
 Floor plan by [www.creativeplanetik.com](http://www.creativeplanetik.com)

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included