



Viewings by appointment
0207 483 2611

abbey
properties

Clive Court, W9 1SF

£4,767 *fees apply



An interior designed three/four 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.

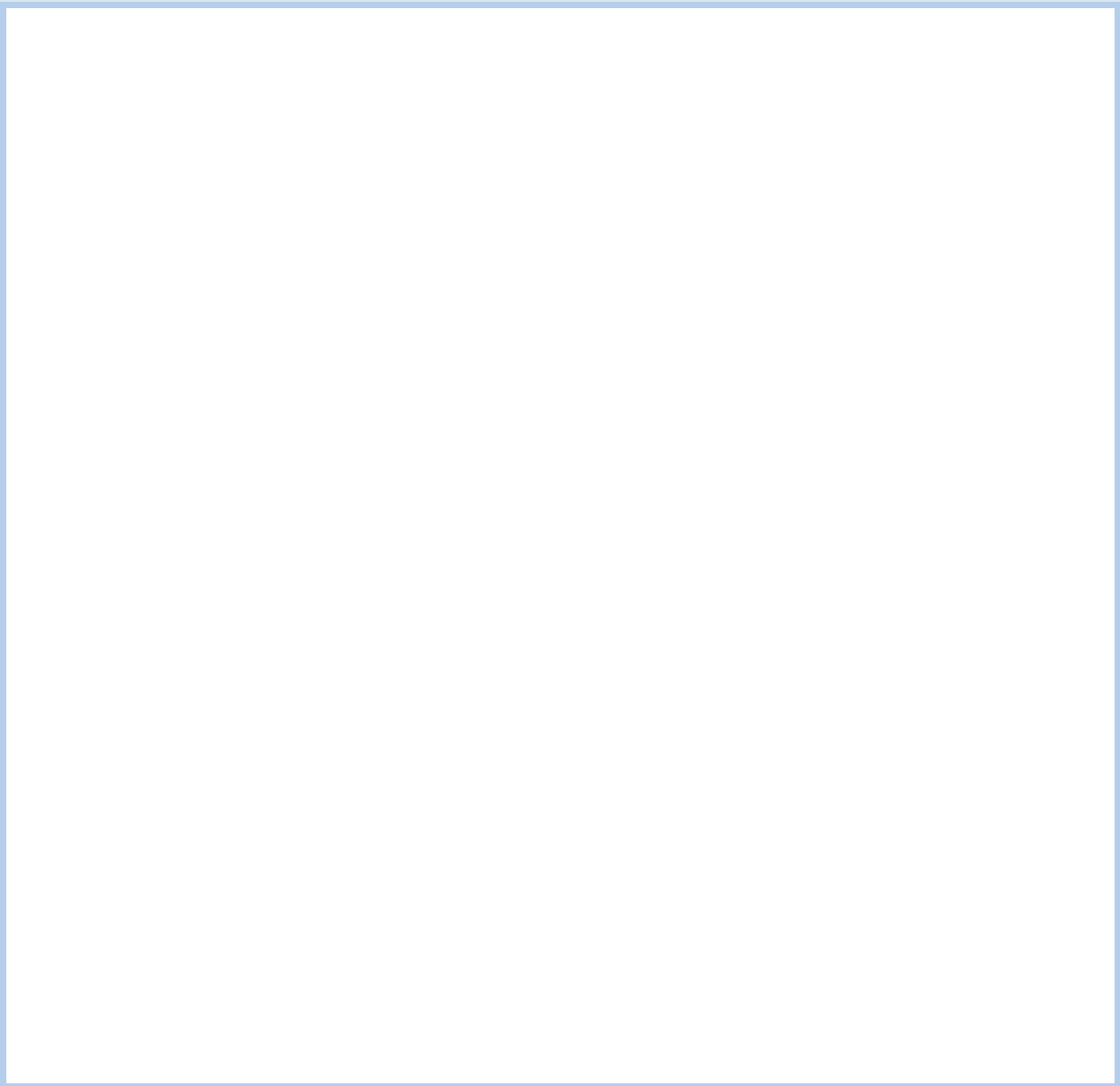
The property is in luxury condition throughout and consists of entrance hall, large and bright reception room, separate large kitchen, three double bedrooms, office/study, storage room and three bathrooms.

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.





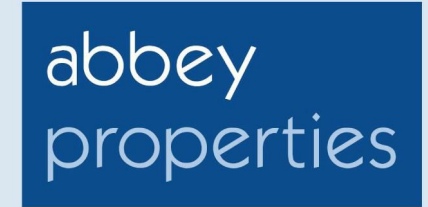
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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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.

