



## Clarendon Court, Maida Vale W9

**£675,000**

Compton Reeback are pleased to offer for sale a rarely available one bedroom fifth floor luxury apartment with Juliette balcony, situated within this modern and very sought after period building in The Heart Of Little Venice. Further comprising bright reception room with dining space and double doors opening to Juliette balcony affording far reaching views, fully integrated modern kitchen, Double bedroom with built-in wardrobes, contemporary fitted bathroom and spotlights and wood flooring throughout. Clarendon Court includes 24 Hour porter service, residents communal gardens, passenger lifts and allocated underground parking. conveniently located a short walk to the many boutique cafes & fine restaurants of Little Venice (Clifton Road & Formosa Street), & Regents Canal. Paddington, Regent's Park, Oxford Street & Hyde Park are all within close proximity from this property together with. Warwick Avenue Tube Station (Bakerloo Line). Share of Freehold with 971 years unexpired, Service Charge £6960pa inclusive of reserve fund and heating/cooling for the apartment, Ground rent £200pa council tax band F **SOLE AGENTS**



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Reception Room



Bathroom



Kitchen



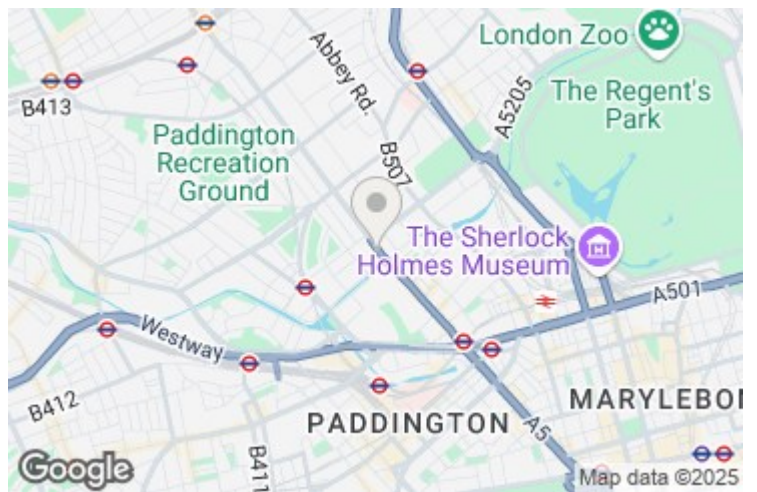
Exterior




Bedroom 1




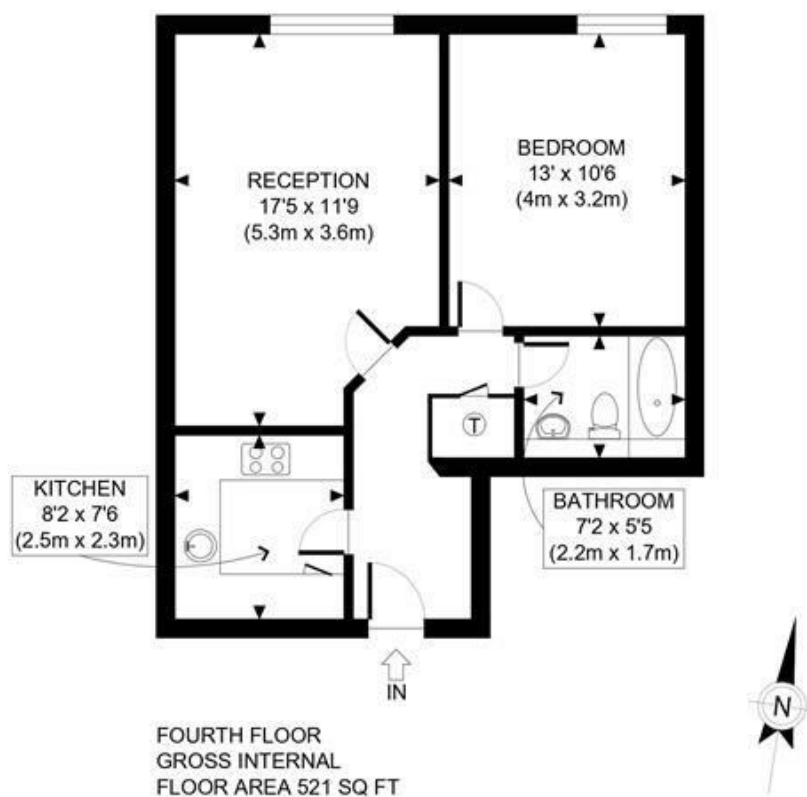
View



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



APPROX. GROSS INTERNAL FLOOR AREA: 521 SQ FT/ 48 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)