

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com



## **CLIVE COURT**

Maida Vale  
London  
W9

Guide Price  
£775,000

Sole Agent

A bright and spacious, two bedroom apartment (77.48 sq m/ 834 sq ft) arranged over the sixth floor of a well presented purpose built block located in Maida Vale. The property offers a generous reception room, a separate eat-in kitchen, two double bedrooms and a family bathroom. The apartment further benefits from 24 hour concierge.

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Maida Vale  
London  
W9

Guide Price  
£775,000  
Subject To Contract

Sole Agent

Leasehold 992 Years

Ground Rent: Peppercorn  
Service Charge: £6,790.80 P/A

Clive Court is ideally positioned 0.1m from Clifton Gardens and the local amenities that W9 has to offer. It is located amongst Maida Vale, Warwick Avenue and Edgware Road Underground Stations, as well as multiple local bus routes.

\*PLEASE NOTE: the current tenancy ends 10<sup>th</sup> July 2025.



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## ACCOMMODATION

- Spacious reception room
- Separate eat-in kitchen
- Two double bedrooms
- Family bathroom

## AMENITIES

- 24 hour concierge
- Communal garden

COUNCIL TAX: F

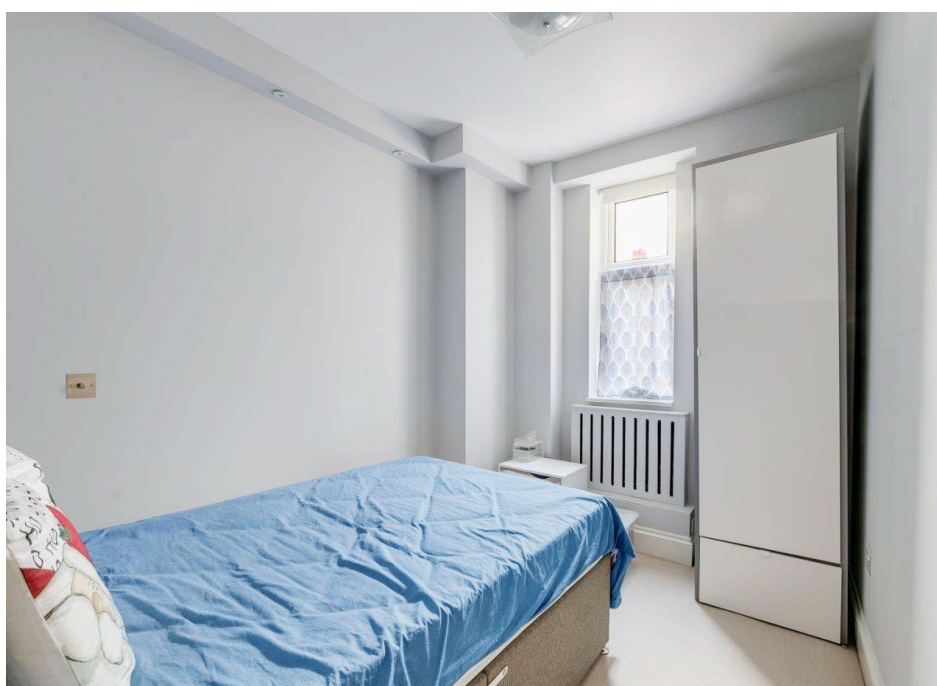
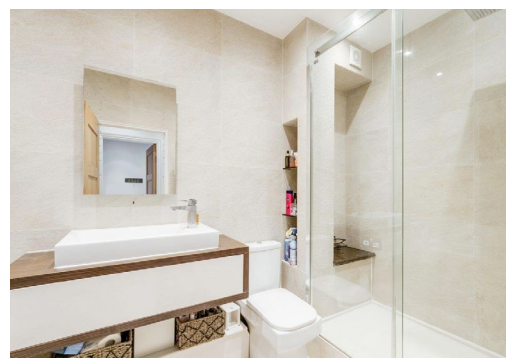
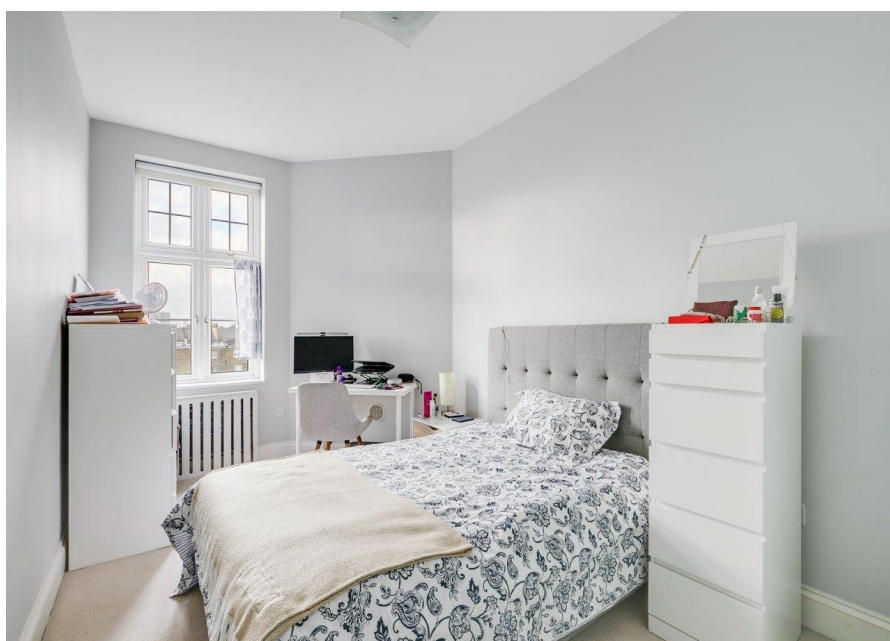
EPC RATING: C



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## Clive Court, W9

Approximate gross internal area

Key : 77.48 sq m / 834 sq ft  
 CH - Ceiling Height

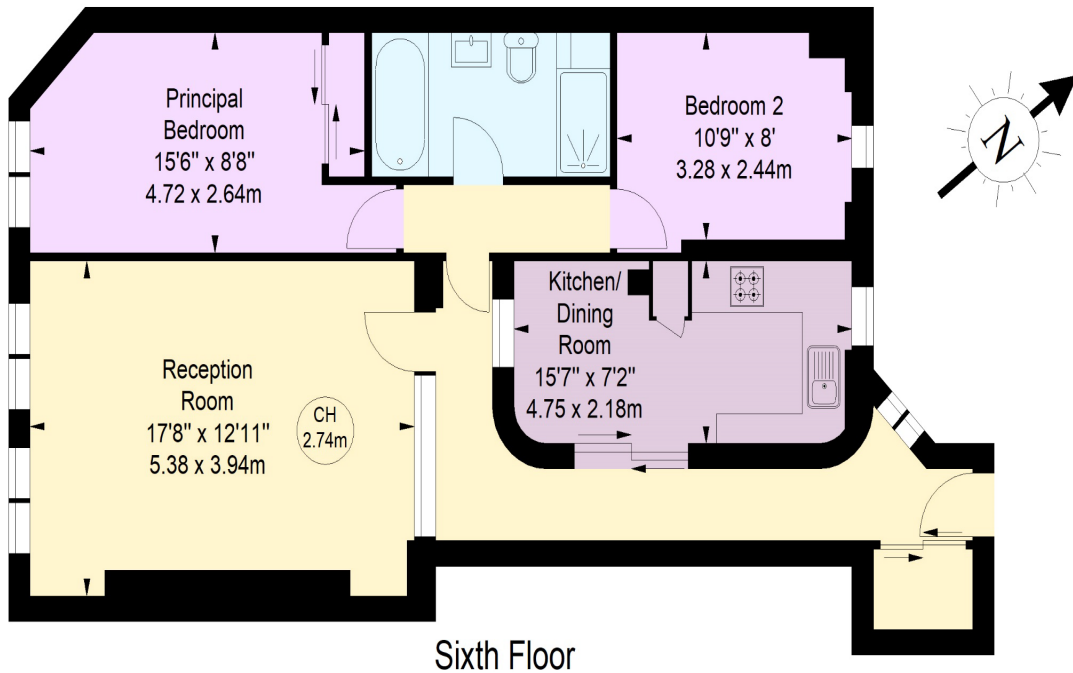


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.