

LEASEHOLD



Apartment

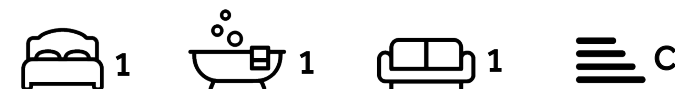
**Maida Vale**  
**Little Venice**  
**London**  
**W9 1AJ**

Asking price  
**£450,000**

Council Tax Band: F

FEATURES

- One Bedroom
- Bathroom
- 24 Hour Concierge
- Reception Room
- Underground Parking
- Lift



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RESIDENTIAL





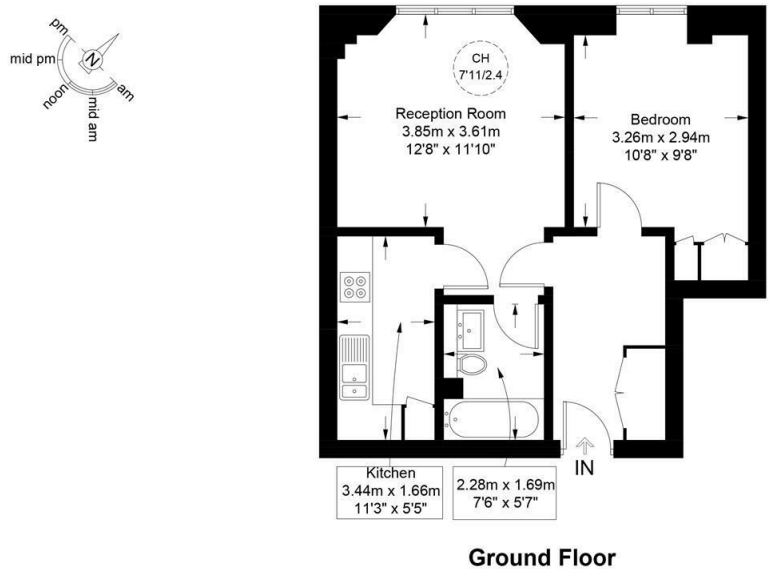
# 1 Bedroom Apartment located in London

A bright and well presented one double bedroom apartment arranged over the raised ground floor of a popular mansion block located in the centre of Little Venice, benefiting from having underground parking for one car and on site 24 hour concierge. This charming property offers just under 500 sq ft of well planned accommodation and comprises, reception room with fully fitted kitchen, principal bedroom with built in storage and a family bathroom. Additional attributes include double glazed windows and wooden flooring throughout. Clarendon Court is ideally positioned 0.1m from the local amenities of Clifton Road and 0.2m from Warwick Avenue (Bakerloo Line) underground station.



Clarendon Court, W9

Approximate Gross Internal Area = 499 sq ft / 46.4 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Call us on  
**020 7407 5155**

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

