



### 75 Maida Vale, London, W9 **For Sale**

4 Bedrooms | 2 Receptions | 2 Bathrooms | Leasehold

No Onward Chain  
Four Bedrooms  
Two Bathrooms  
Private Parking  
Prime Location  
Spacious Reception  
Close to Train Links - Bakerloo Line  
EPC Rating - D  
Hot water and heating included in the service charges

# £1,800,000

**NO ONWARD CHAIN and NEW LEASE EXTENSION** - A delightful four bedroom apartment set in the heart of Maida Vale offering nearly 2000 sq ft of internal space.

Set on the first floor of a well maintained and highly desirable development, the property offers two spacious reception rooms, four double bedrooms with built in storage, modern kitchen with eat in breakfast area and two family bathrooms.

The development offers beautifully maintained communal gardens and the property comes with its own parking space.

Maida Vale is well renowned for its small array of boutique shops, cafes and restaurants.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars (Information) may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.

2 Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.

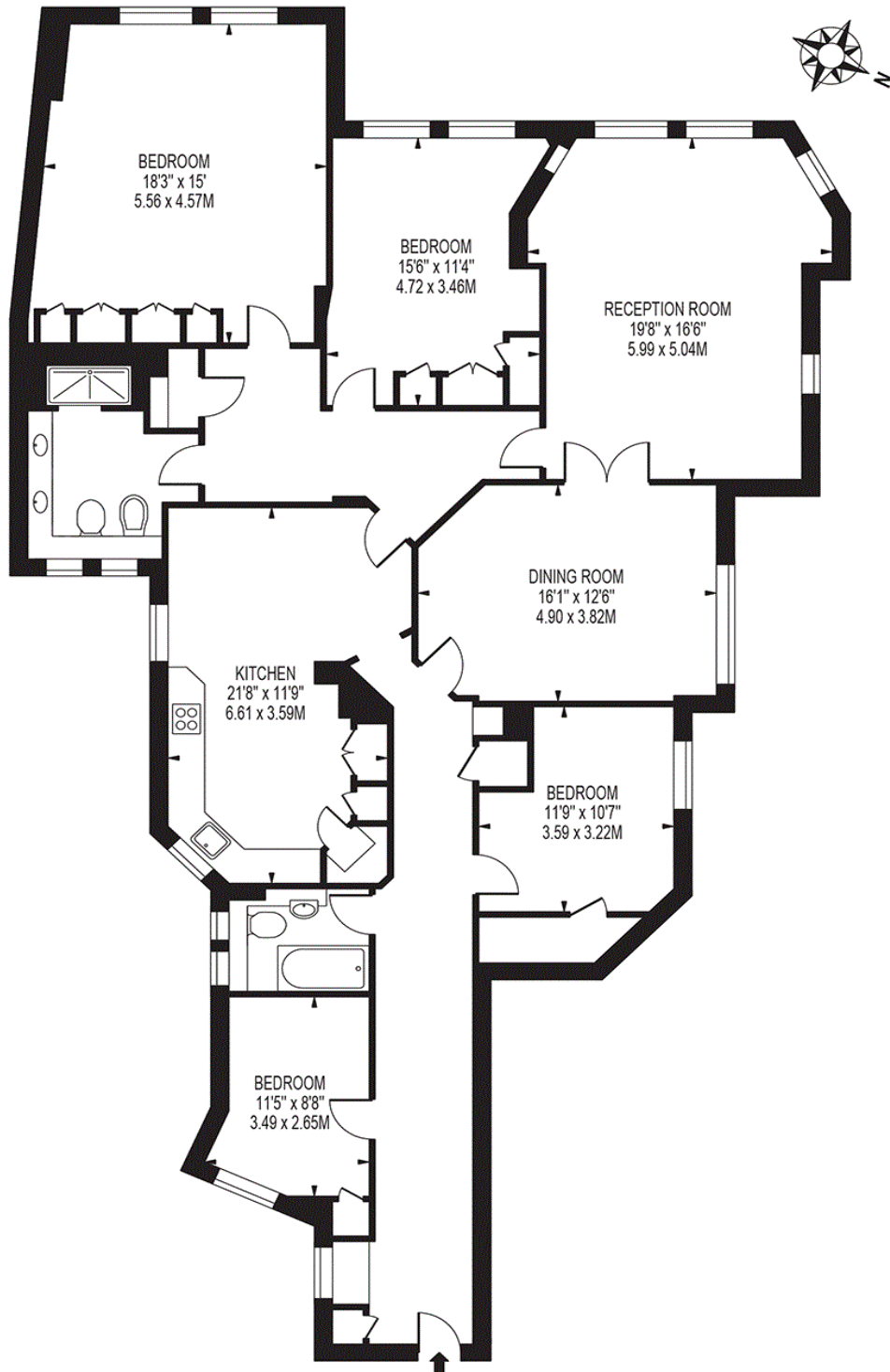
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

5. We have not carried out a survey nor tested services, appliances or specific fittings. For fixtures and fittings please refer to vendors fixtures and fittings forms



# CLIVE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1952 SQ FT - 181.32 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Map



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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