



An exciting opportunity to acquire a bright sixth floor apartment offered chain free.

Florence Court, Maida Vale, London, W9

£495,000 Leasehold (42 years remaining)

On Instructions from



- Bright and spacious • Two well-proportioned bedrooms
 - Sixth Floor with Lift • On site Porter
 - Off Street Parking
- Chain Free • Opportunity to add value

Local information

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances.

The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and great bus links into central London.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

About this property

A brilliant opportunity to purchase a bright, sixth floor apartment set in a very desirable building that offers an onsite porter, a spacious lift and off street parking

The property is offered chain free and has a short lease.

The apartment could benefit from part modernisation, but once refurbished, it would make a superb property in a prime location, close to Central London.

Offering lovely green views at the back, plenty of natural light and two well-proportioned bedrooms, this property will suit the needs of many buyers.

Tenure

Leasehold (42 years remaining)

Receivers will serve notice to extend the lease on the buyer's behalf, following exchange of contracts.

Local Authority

Westminster Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

Telephone: +44 (0) 20 3425 5600.

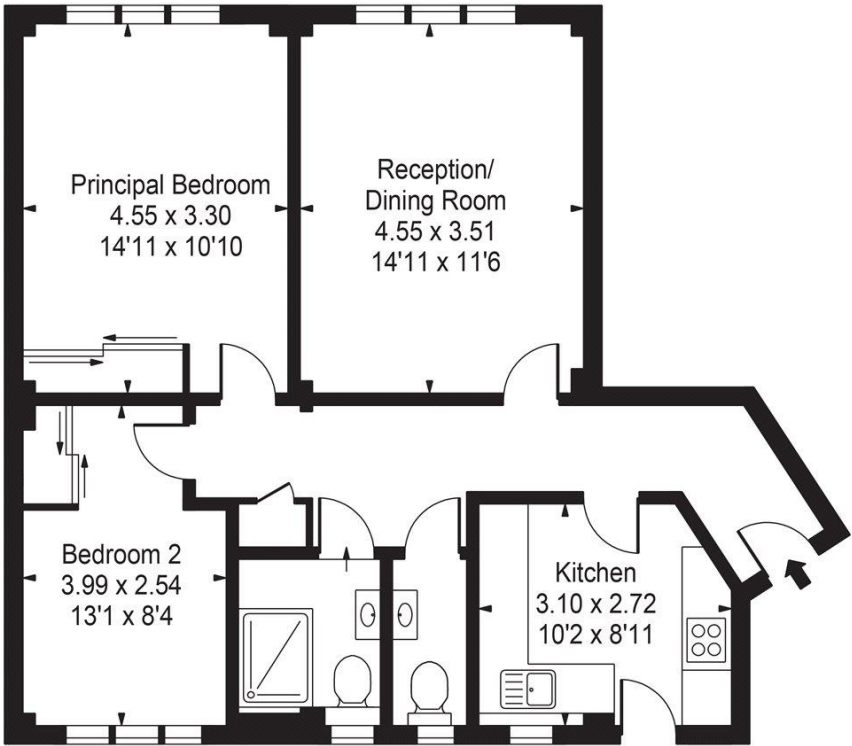


Florence Court, Maida Vale, London, W9
Gross Internal Area 783 sq ft, 72.7 m²

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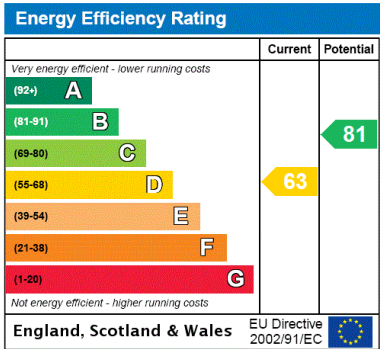
Alicia Lindsay
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Florence Court, Maida Vale, W9 1TB
Gross Internal Area(Approx)
Total = 67.91 Sq m / 731 Sq ft



Sixth Floor

For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills



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