



## FLORENCE COURT, LONDON, W9 £650,000 LEASEHOLD

An opportunity to purchase a well-proportioned (Approx. 729 sq. ft.) two-bedroom fifth floor apartment forming part of this well-known small purpose-built block with added advantage of a lift and portorage. The apartment is located to the rear of the building with a peaceful quiet aspect. The apartment offers a wealth of natural light with a spacious reception room, separate kitchen, two double bedrooms, bathroom and a guest cloakroom. Florence Court is situated close (Approx. 0.2 Miles) to the boutique shops, cafes on Clifton Road, the famous Regents canal and the underground at Warwick Avenue (Approx. 0.5 Miles).

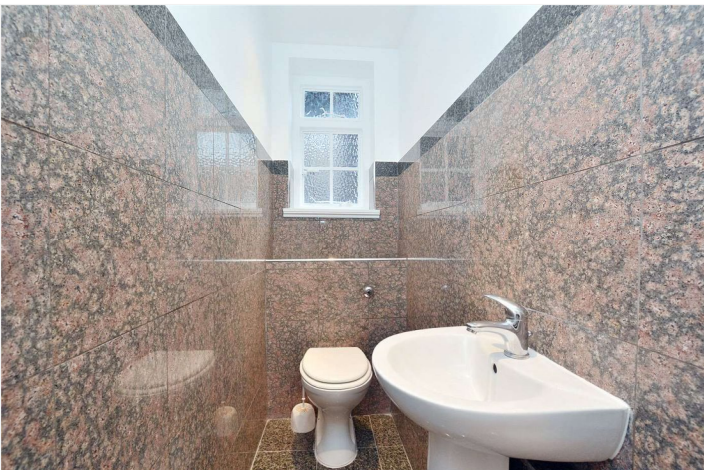
Two Double Bedrooms | Reception Room | Family Bathroom | Guest W/C | Kitchen | Lift | Portorage | Access To Communal Gardens | Leasehold

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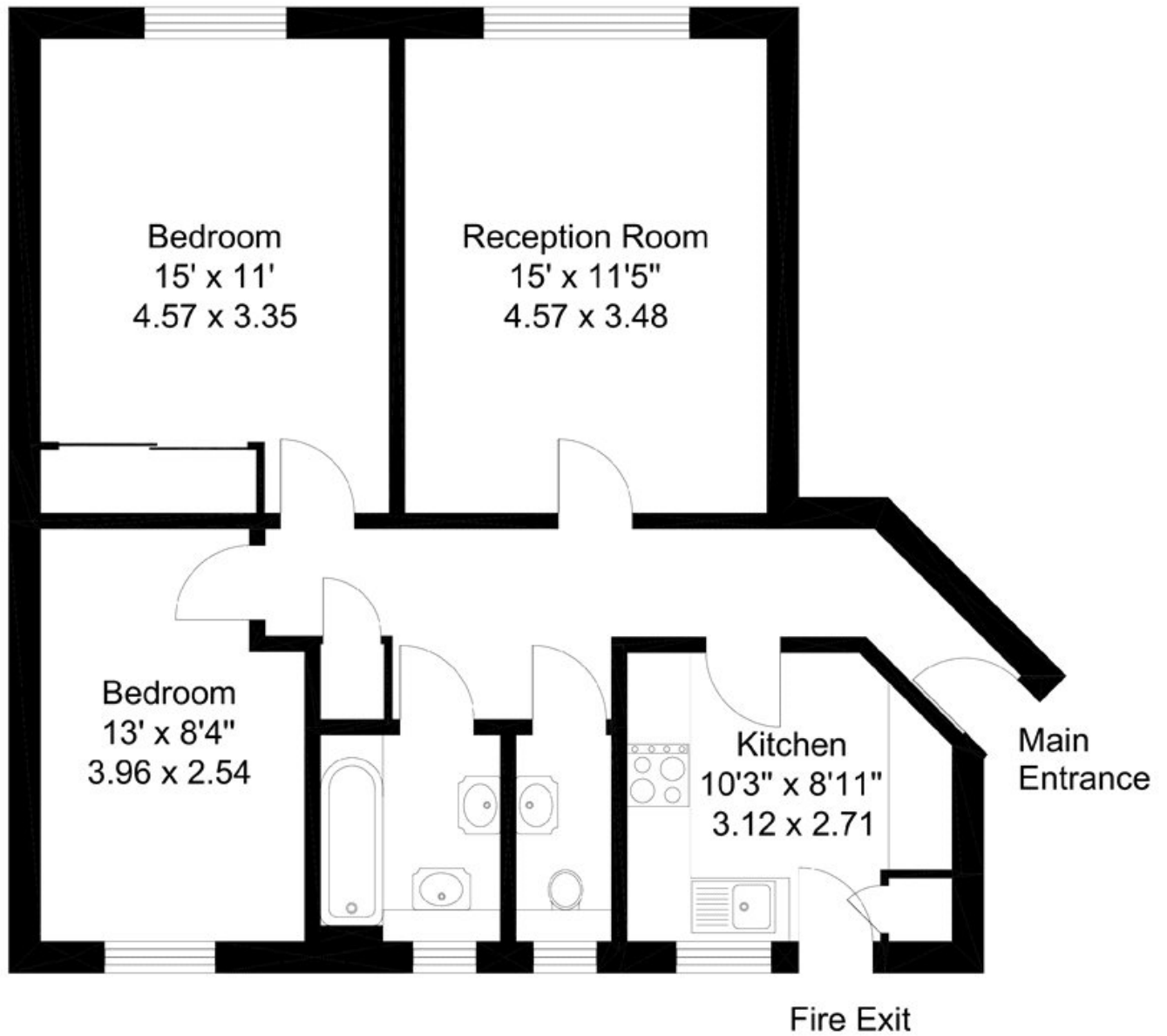


# Florence Court, W9

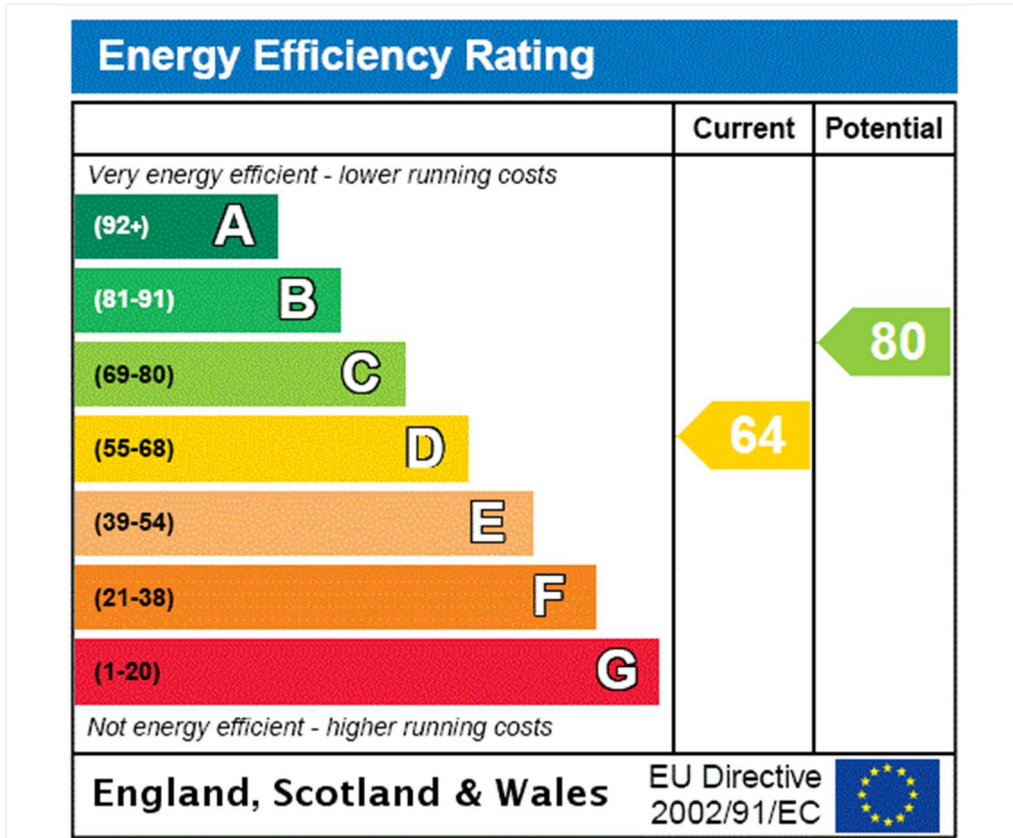
68 sq m (729 sq ft)

For identification purposes only. Not to scale

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## Fifth Floor



**Tenure:** Leasehold

**Term:** Expires - 29/09/2122

**Service Charge:** £7,699 per annum

**Reserve Fund:** £1,251 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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