



**CLIFTON COURT, NW8 £500,000 JOINT SOLE AGENT** Subject to contract

A beautiful bright well-proportioned one bedroom first floor apartment in excellent condition forming part of this well-known sought-after purpose-built block with wonderful communal gardens and a porter. The apartment is ready for immediate occupation, and offers a wealth of natural light with access to a balcony overlooking Northwick Terrace. Clifton Court is located on the border of both Little Venice and St John's Wood, close to all the local amenities offered by both areas including, boutiques shops, cafes, the famous Regents Canal (0.1 mile), Lord's Cricket Ground (0.7 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles). The service charge includes communal heating and hot water.

Double Bedroom | Bathroom | Reception Room | Kitchen | Balcony | Communal Gardens |  
Porterage | Communal Heating & Hot Water | Leasehold - 977 Years

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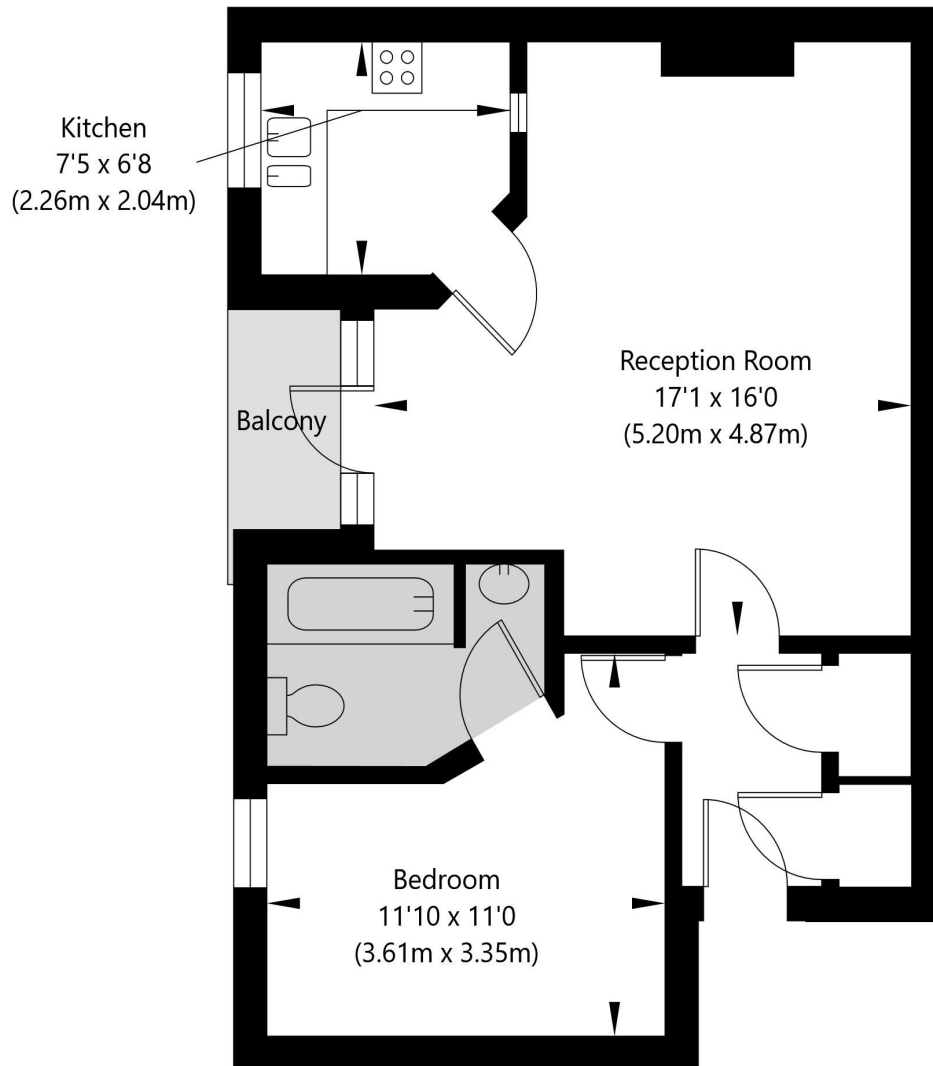
For every step...



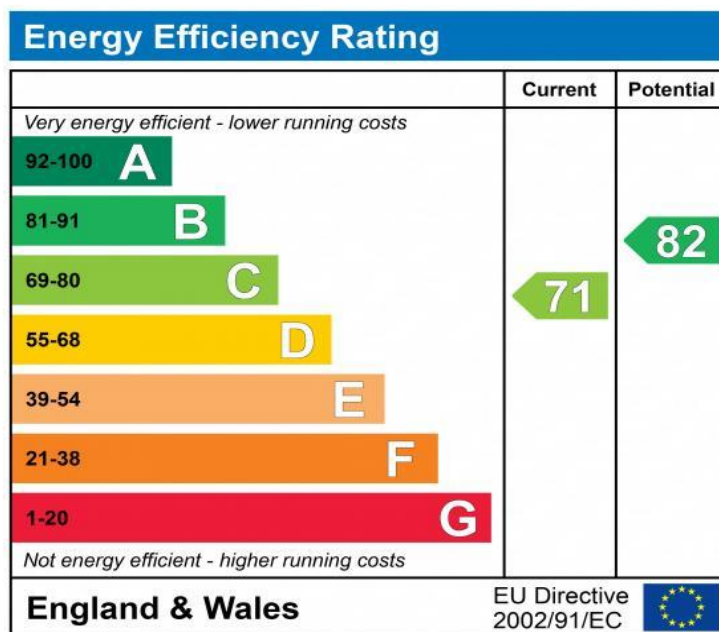


Clifton Court, Northwick Terrace, London NW8 8HX

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 45.53 SQ M / 490 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 45.53 SQ M / 490 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Leasehold

**Term:** 999 years from 25/03/2001

**Service Charge:** £3,151.65 per annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

**NOTES:** **The service charge includes communal heating and hot water.**

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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St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL  
020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

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