



## CLIFTON COURT, ST JOHN'S WOOD, LONDON, NW8 £1,100,000 LEASEHOLD

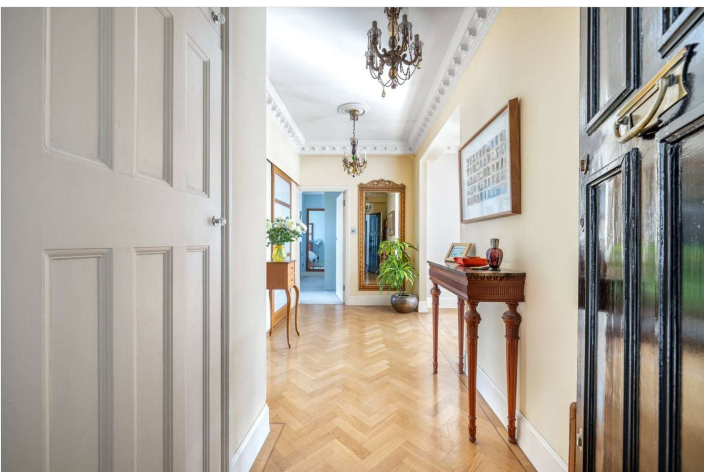
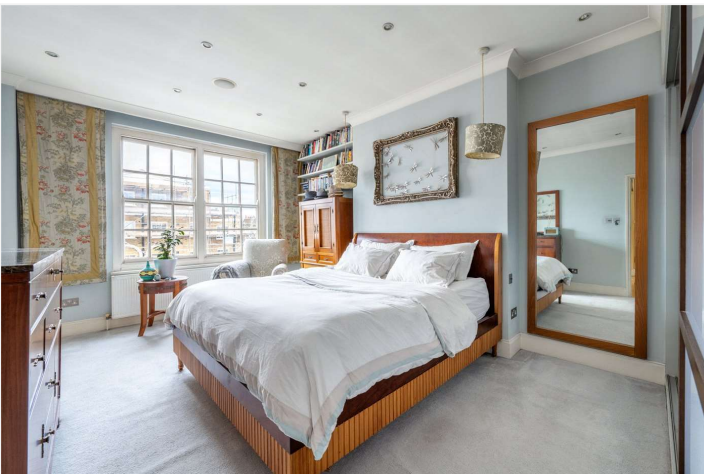
We are pleased to present this delightful, two double-bedroom, two-bathroom, top-floor apartment, which has fantastic natural light throughout. Further benefits include a bespoke fitted kitchen with a separate dining area which leads on to a south-west facing balcony, over-looking wonderful communal gardens, furthermore the property benefits from solid oak herringbone flooring in the reception and dining areas. This charming development is located less than half a mile away from the Regent's Canal and Lord's Cricket Ground, not to mention all the cafes and restaurants that Little Venice has to offer. Warwick Avenue Underground Station (Bakerloo Line) is 0.5 miles away and Maida Vale Underground Station (Bakerloo Line) is 0.7 miles away.

Two Double Bedrooms | Two Bathrooms | Reception Room | Bespoke Kitchen | Private Balcony | Communal Gardens | Communal Heating & Hot Water | 24/7 Porter | Leasehold

**Winkworth**

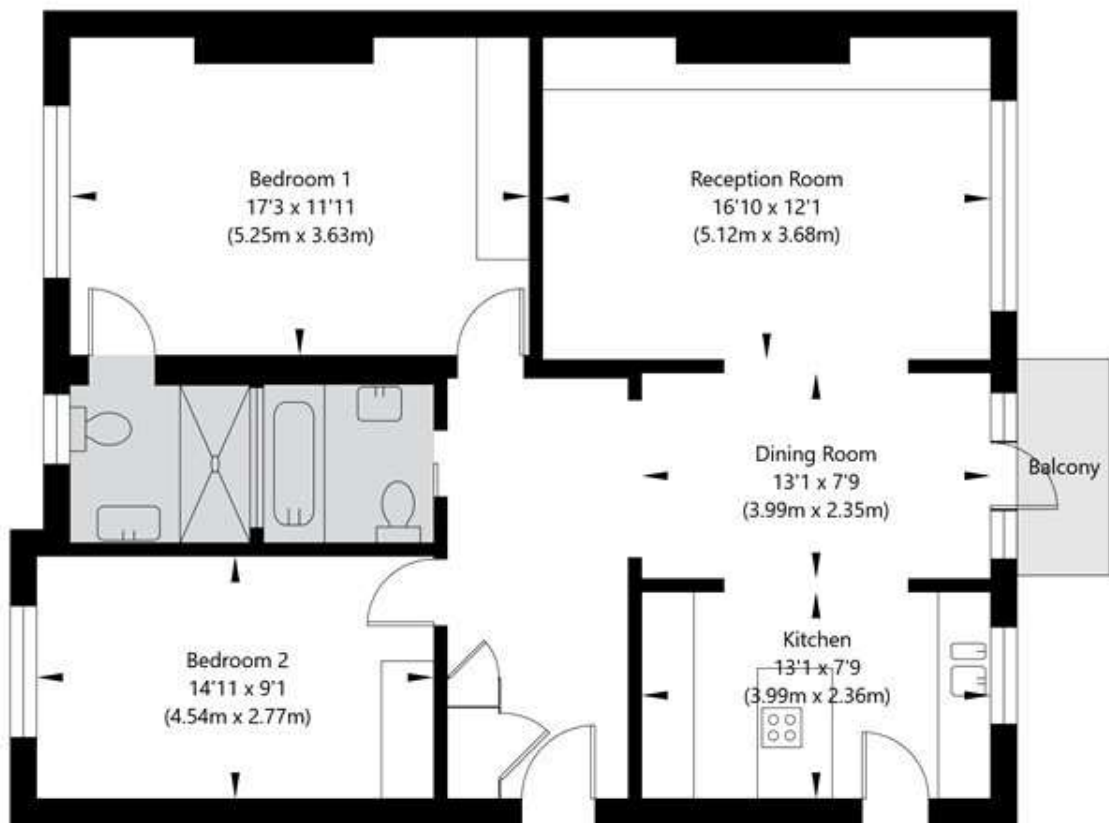
for every step...

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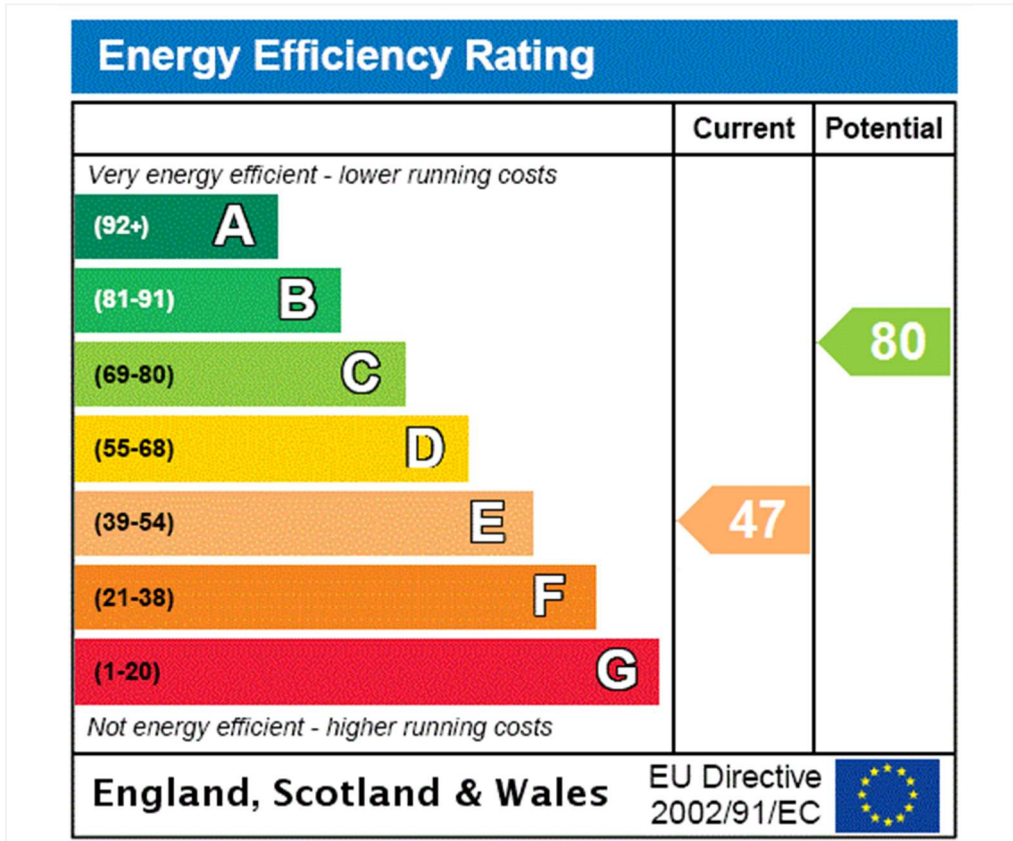
# Clifton Court, Northwick Terrace, London, NW8 8JA

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 92.47 SQ M / 995 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 92.47 SQ M / 995 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.

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**Tenure:** Leasehold

**Term:** Expires - 25/03/3000

**Service Charge:** £5,235 per annum

**Ground Rent:** Peppercorn

**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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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