



Vale Court, London W9



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W9

An elegant apartment, approximately 2,239 sq ft, situated on the top floor (with lift) of one of the most desirable red brick buildings with a lock up garage and day porter.

This superb apartment, with high ceilings and excellent natural light, features grand entertaining spaces, an ornamental balcony with southwest-facing views, attractive ceiling mouldings, and period fireplaces. Comprising a total of four bedrooms, this property also benefits from ample kitchen space as well as a separate utility room.



Guide price: £2,300,000

Tenure: Share of freehold plus leasehold, approximately 985 years remaining

Service charge: £8,298.12 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: H

The principal bedroom features an en suite bathroom and the property benefits further from two additional bathrooms, a guest cloakroom/WC and a basement storage unit.

The property further benefits from a secure lock up garage and a basement storage unit.





Local features include an array of bounties, restaurants and cafes together with the Regents Canal and the green spaces of Paddington Recreation Ground.

Location

Vale Court is an exclusive mansion block in a conservation area, centrally located for both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line).





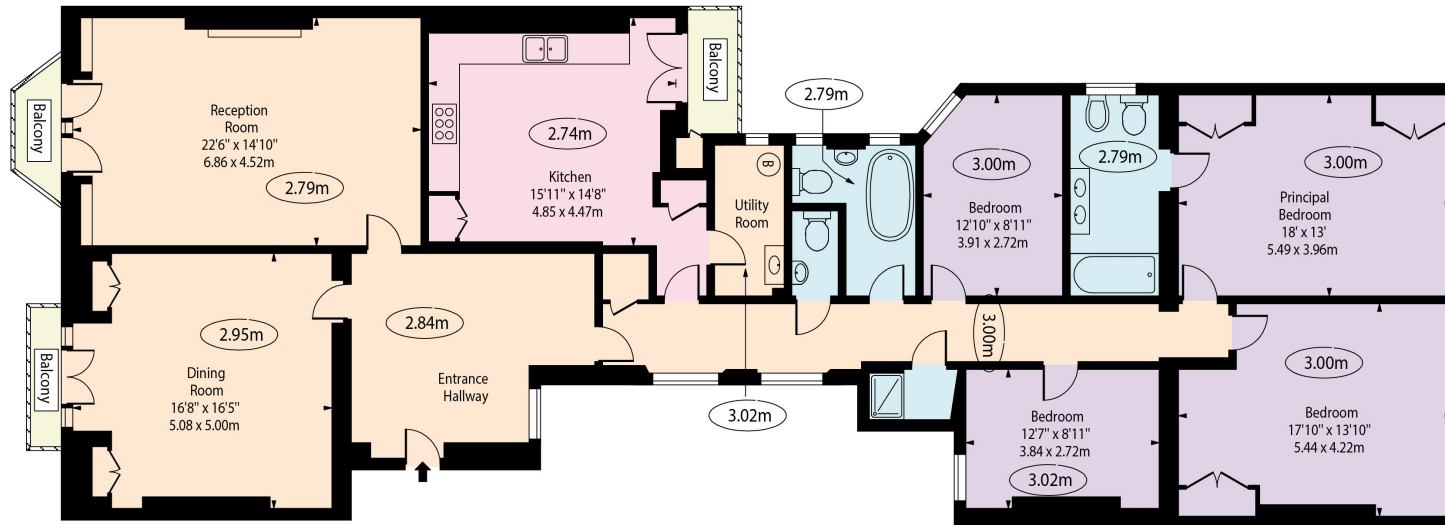


Vale Court,
Maida Vale, W9

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 2239 Sq Ft - 208.00 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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