

# Clive Court, St John's Wood W9

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A beautifully presented three bedroom apartment with a private terrace in W9.

Situated on the ground floor, the property has been refurbished to a very high standard throughout. It comprises an open plan reception room/kitchen, a separate utility room, a principal bedroom with an en suite shower room, two further bedrooms and a family bathroom.

Clive Court is well located for both Warwick Avenue and Maida Vale Underground Stations (Bakerloo Lines) for easy access to both Paddington and the West End.



**Guide price:** £950,000

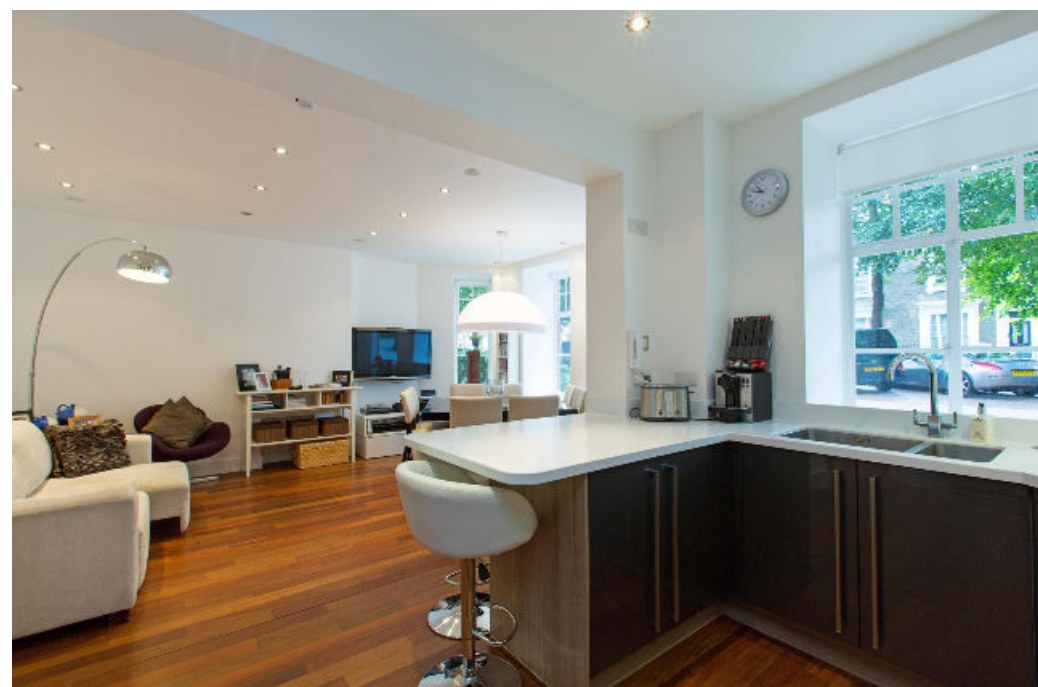
**Tenure:** Leasehold: approximately 86 years remaining

**Service charge:** £7,535.04 per annum plus sinking fund £1,966.08, reviewed annually. Please note that we have been unable to confirm the next review dates for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £25 per annum

**Local authority:** City of Westminster

**Council tax band:** F









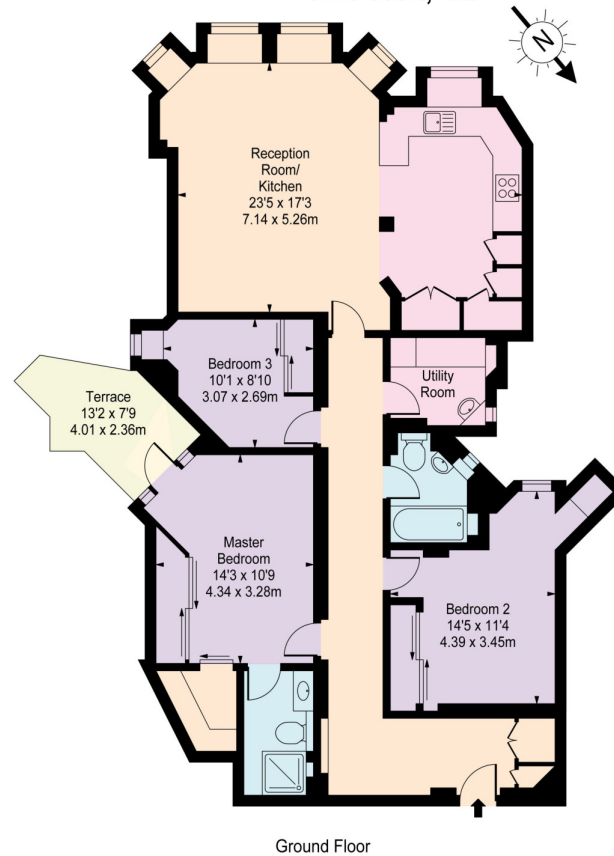
## Fire Safety

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have been advised that there is no information available.

You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



## Clive Court, W9



Ground Floor

Approx Gross Internal Area 1300 Sq Ft - 120.93 Sq M

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.

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

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