



Cunningham Court, Maida Vale
London, W9



Beyond your expectations

Stunning three bedroom, raised ground floor apartment

Hamptons International

99 St John's Wood Terrace, St John's Wood, London,

Sales. 020 7586 9595

stjohnswood@hamptons-int.com

www.hamptons.co.uk

Purpose build 3 bedroom flat | 1 reception room | 2 bathrooms | kitchen/diner | porter/caretaker | finished to very high standard | close to transport and local amenities | approx. 1475 sq. ft

Asking Price £1,650,000 Leasehold

Description

This beautifully fitted and luxurious, raised ground floor apartment which has been finished to a very high standard boasts three double bedrooms, two bathrooms, a fabulous eat-in kitchen as well as a very grand and naturally bright reception room. The apartment is set in this highly regarded mansion block in Little Venice with porter and lift.

Location

Situated moments from the amenities of Clifton Gardens and within easy reach of the shops, bars and restaurants of St John's Wood, the apartment is close to a superb range of shops and amenities, while the beautiful Little Venice area is also nearby.

Additional Information

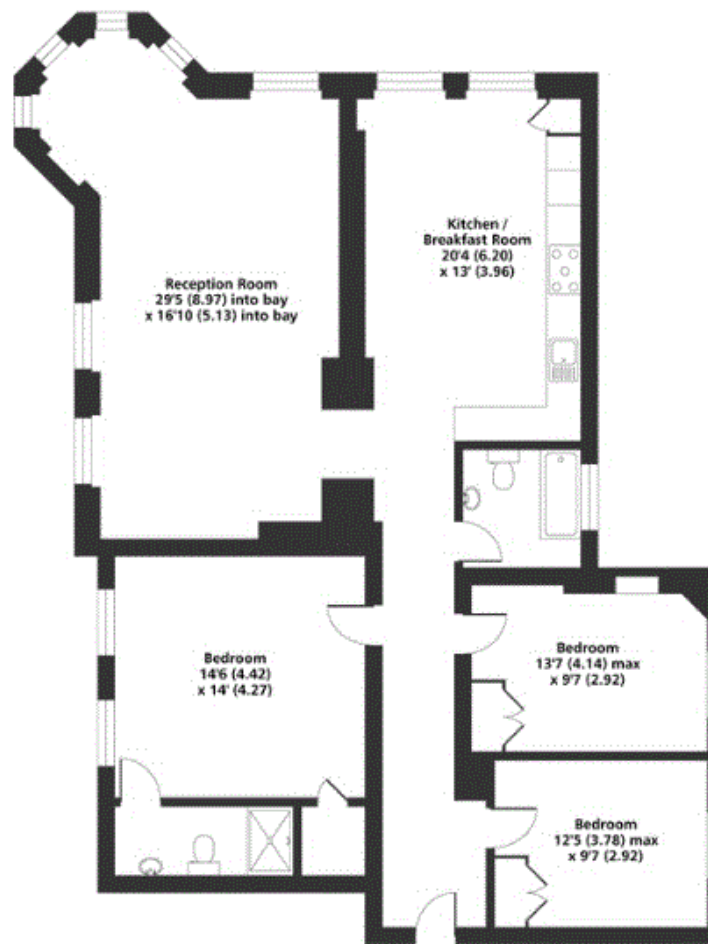
Lease: 125 years from 1st January 2013

Service Charge: £2300 p/a

Ground Rent- £80 p/a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Gross Internal Floor Area 1480 sqft 137.4 sqm
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

