



Rodney Court, Maida Vale
London, W9



Beyond your expectations

A luxurious, three bedroom, three bathroom apartment EPC- C

Stunning Double Reception | 3 Bedrooms | 3 bathrooms (2 Ensuite) | Fully Equipped German kitchen | Luxury Fittings Throughout | Bespoke Storage | Balcony | Porter | Lift | BOSE Sound System | Double Glazing Throughout | Long Lease

Asking Price £2,250,000 Leasehold

Description

A beautifully interior designed 3 bedroom, 3 bathroom (2 en-suite) luxury apartment on the 4th floor of this sought after mansion building in Maida Vale, currently celebrating its centenary year. The apartment oozes splendour and natural light, and has been refurbished to exacting and modern standards.

The main double reception room, with 2 fire places has a contemporary and luxurious feel and boasts a beautiful Oak Herringbone Floor. The double doors leading on to the front balcony and large windows to the front provide ample, natural light into the room and throughout the apartment.

In total there are 3 bathrooms all fitted with 10mm glass showers and luxury imported fittings. There is ample bespoke storage space throughout which has been thoughtfully designed.

The well equipped German kitchen has a contemporary feel, clean lines and natural stone surfaces are found in abundance, as well as extra hidden storage so everything can be put away, out of sight.

There is a real feeling of space and light throughout the property and the finish is to be admired.

The residents of Rodney Court enjoy a 24 hour porter service. Rented parking spaces are generally available to rent via separate negotiation.

Outside

The apartment runs the entire front to back of the building, with double doors leading to a step out Balcony.

Location

Rodney Court is superbly positioned for convenient access to both St Johns Wood Underground (Jubilee Line) and Maida Vale (Bakerloo Line), whilst buses and taxis are endlessly available servicing Lords Cricket Ground, Regents Park, Paddington Mainline Connection, and Central London.

Additional Information

The flat has been meticulously finished to a high standard and includes Cat 6 throughout, Control 4 AV system, TV, DVD, Internet and Cable TV in every room, Sound system in sitting-room area with Bose speakers.

HEATMISER thermostat remote controlled heating system, Wired fitted alarm,

Completely new bespoke Wooden sash double glazing throughout.

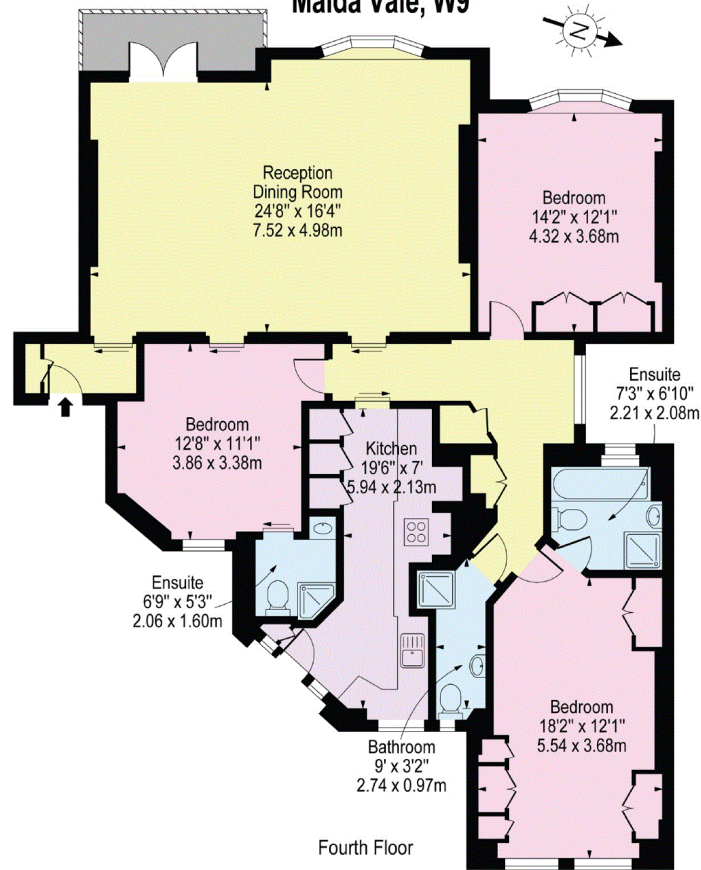
Hamptons International
99 St John's Wood Terrace, St John's Wood, London,
Sales. 020 7586 9595
stjohnswood@hamptons-int.com

www.hamptons.co.uk



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

**Rodney Court,
Maida Vale, W9**



Approx. Gross Internal Area 1510 Sq Ft - 140.28 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

