



Northwick Terrace, NW8

Guide Price: £900,000, Leasehold with approximately 975 years remaining unexpired

Anderson//Rose





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years remaining unexpired**

Service Charge: £5,660.00 per annum

Ref PCL250063

Northwick Terrace, NW8

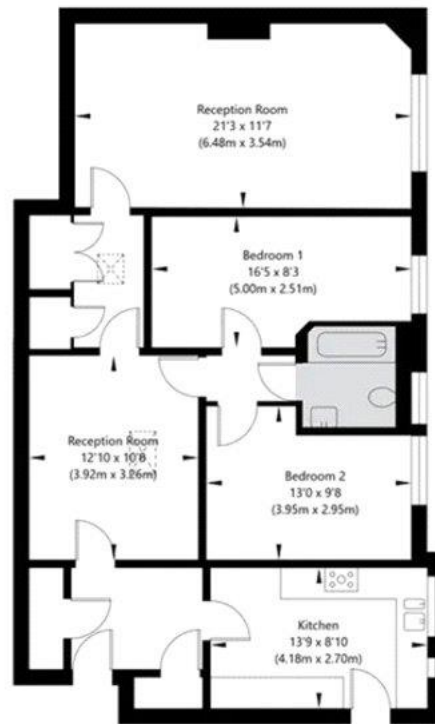
This is a fantastic opportunity to acquire a nicely presented and well-proportioned later apartment, set on the fourth floor of a charming mansion block in a highly desirable location.

Profiting from a large amount of natural daylight throughout, the property comprises two generous sized reception rooms, a separate eat-in kitchen with modern appliances, two good sized bedrooms, a family bathroom and plenty of storage space. The flat further benefits from the buildings, porter, communal gardens, passenger lift and communal boiler which includes the cost of heating and hot water within your annual service charge.

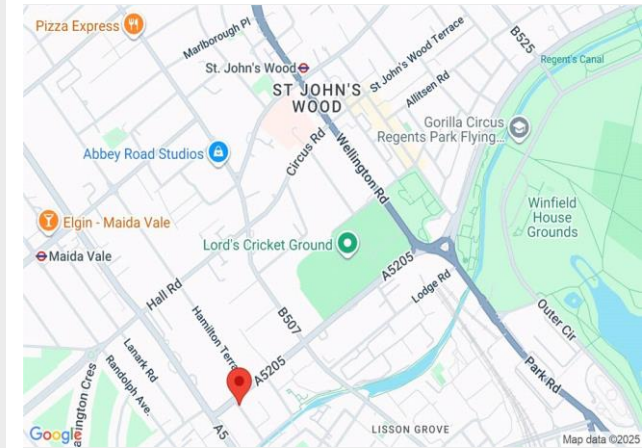
Clifton Court is a beautiful Victorian style boutique mansion block, situated on Northwick Terrace which is a quiet tree lined residential street. Nestled in-between the ever-popular St Johns Wood & Little Venice, with the famous canals of W9 literally at the end of the street. Both St Johns Wood High-Street & Little Venice/ Maida Vales range of word class shops and amenities, are just around the corner, and if that wasn't enough, His Majesty's Boating Lakes and open green spaces of Regents Park are also just up the road. St Johns Wood, Maida Vale & Warwick Avenue Tubes are all close by (the latter geographically the closest) which offers a simple commute across the capital.

Clifton Court, Northwick Terrace, London, NW8 8HT

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 92.75 SQ M / 998 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 92.75 SQ M / 998 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.