



RODNEY COURT, W9 £575,000 PRINCIPAL AGENT Subject to contract

A well-proportioned (626 sqft) one bedroom second floor apartment (with a lift) forming part of this well-known sought-after attractive purpose-built block with 24-hour portage. The apartment retains many attractive features including high ceilings, full-length sash windows with a spacious entertaining area. Rodney Court is located in the heart of Little Venice close to local shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line) 0.4 miles. Parking space available to rent (subject to availability).

Double Bedroom | Shower Room | Reception/Dining Room | Kitchen | Communal Garden | Passenger Lift | Portage | Parking Space Available To Rent (Subject To Availability) | Leasehold - 132 Years

winkworth.co.uk/maidavale

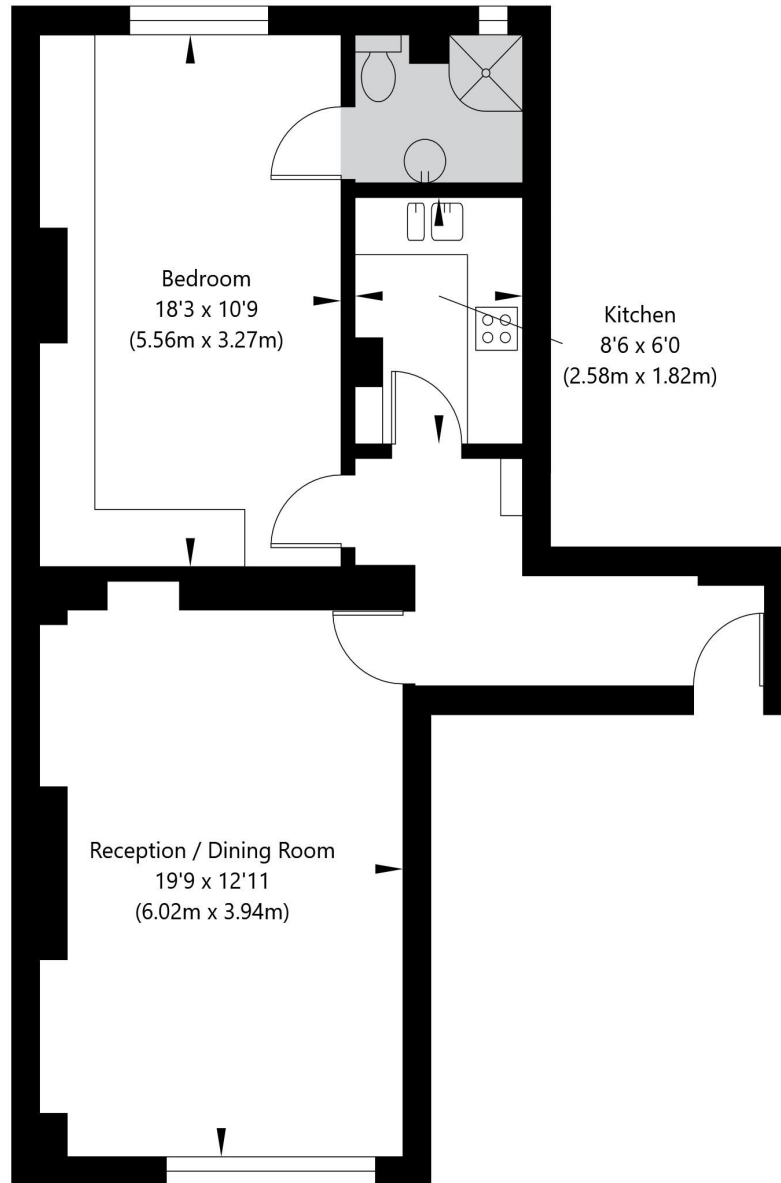
Winkworth

incorporating
Vickers

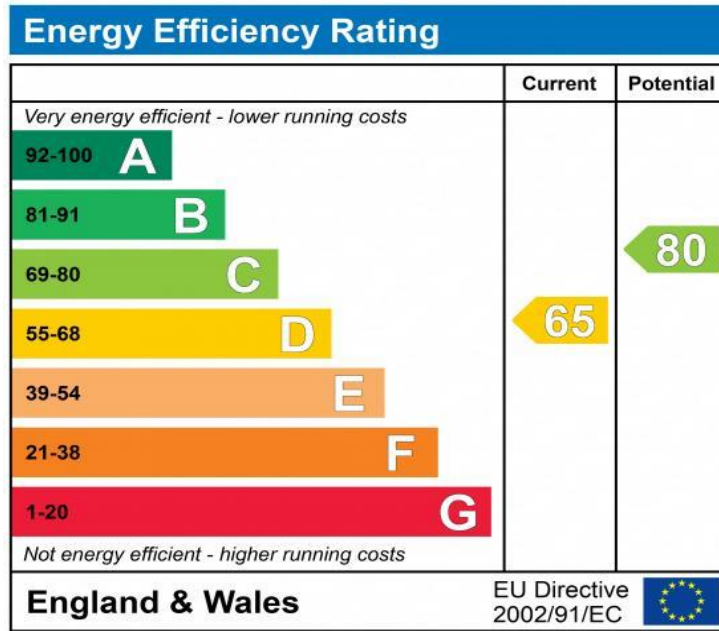


Rodney Court, 6-8 Maida Vale, London W9 1TJ

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 58.11 SQ M / 626 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 58.11 SQ M / 626 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.



Tenure: Leasehold

Term: 09/10/2006 to 15/03/2155 **NOTES:**

Service Charge: £4,034.22 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth 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 Winkworth 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). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. 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. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale



Proprietors: FINEBASE W9 Limited trading as Winkworth
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL
Registered in England No 12007773