



RODNEY COURT  
6-8, MAIDA VALE  
LONDON  
W9

**LEASEHOLD 132 YEARS**  
ASKING PRICE £1,400,000  
SUBJECT TO CONTRACT

SOLE AGENT

SERVICE CHARGE £6,253 PA

This newly renovated (122.4 Sq. M / 1,318 Sq. Ft) three bedroom, three bathroom fifth floor apartment is situated within Rodney Court which is a sought-after building in Maida Vale. The apartment benefits from two en-suite double bedrooms and a third bedroom and separate bathroom, living room, separate kitchen and front facing balcony. The property is set back from the main road and offers a central South Westerly view, overlooking the development.

Rodney Court is enviably located a step away from the shops and restaurants of Clifton Road and benefits from 24 hour uniformed portage. Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line) are close by. Paddington Station is located within short walking distance.

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LONDON NW1 6XU  
020 7724 4724



## ACCOMMODATION

- Separate Kitchen
- Living Room
- Principal En-suite Bedroom
- Second Ensuite Bedroom
- Third Bedroom
- Balcony

## AMENITIES

- 24 Hour Porter
- Passenger Lift
- Communal Front Gardens
- Balcony

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COUNCIL TAX	Westminster (Band F)
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EPC RATING:	C
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### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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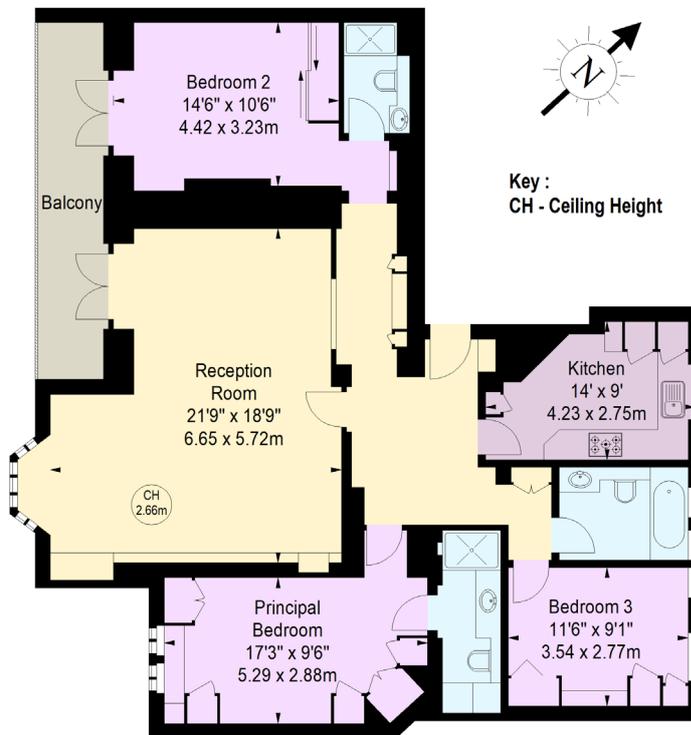
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Approximate gross internal area  
1318 sq ft / 122.44 sq m



Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	77	
(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		

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