



**A SUBSTANTIAL STUCCO FRONTED GRADE II LISTED HOUSE IN LITTLE VENICE  
OVERLOOKING THE REGENT'S CANAL**

BLOMFIELD ROAD  
LITTLE VENICE, LONDON, W9

**Guide Price £7,950,000 - To be advised**

**savills**

Semi-detached stucco fronted Grade 2 listed period house • High ceilings throughout • Large wrap around garden • Fully fitted gym • Separate mews house • Private off-street parking • Freehold

6 Bedrooms • 6 Bathrooms • 5 Receptions

### Description

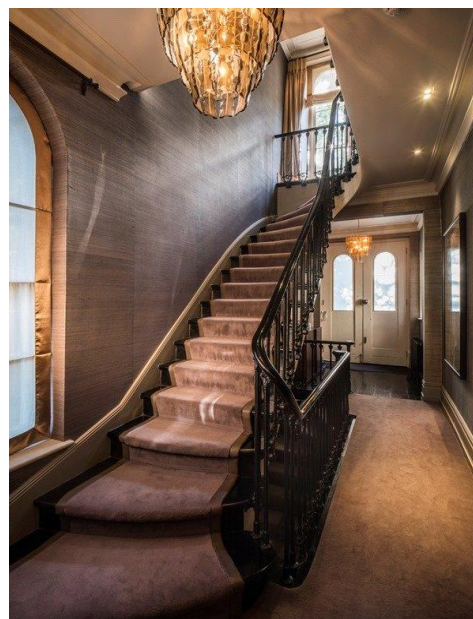
A substantial stucco fronted Grade 2 listed period house on Blomfield Road, arguably the most desirable street in Little Venice. The house offers a double reception room on the ground floor with high ceilings and pretty Juliet balconies both to the front and rear. The first floor is occupied by a beautiful master suite leading up to three further bedrooms on the second floor. The house benefits from great entertainment space on the garden level with a further family room, large kitchen with eat in breakfast area and a separate dining room which leads directly out onto a private patio. The semi-detached house is surrounded by a generous wrap around garden affording two outdoor dining areas. To the rear of the house sits a self-contained mews house as well as a fully fitted gymnasium and off street parking which is rarely available in this neighbourhood.

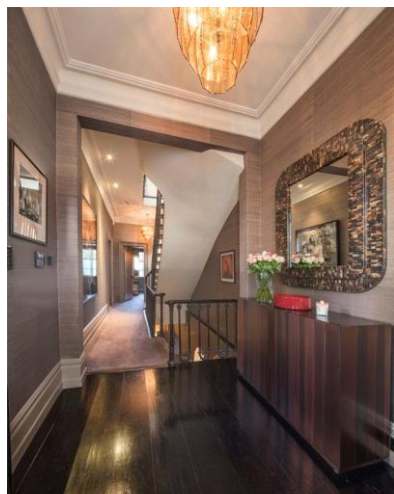
### Location

Blomfield Road is superbly located within close proximity to all of the shops and restaurants of both Clifton Road and Formosa Street, Warwick Avenue Underground Station (Bakerloo Line) is 0.2 of a mile away, and London Paddington is only 0.4 of a mile away, and thus Heathrow can be reached within 15 minutes via the Heathrow Express.

### Viewing

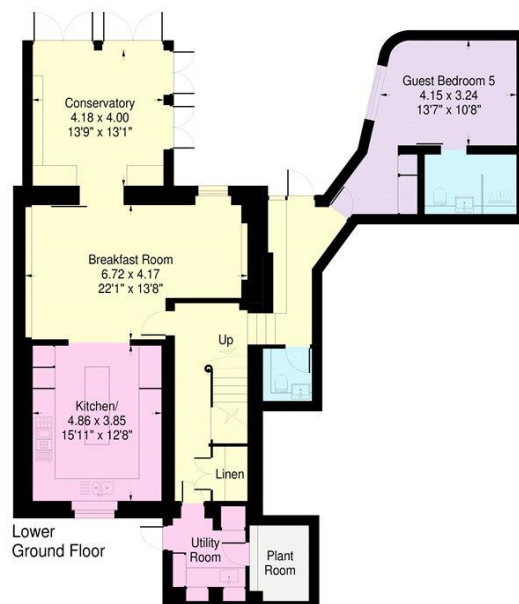
Strictly by appointment with Savills.



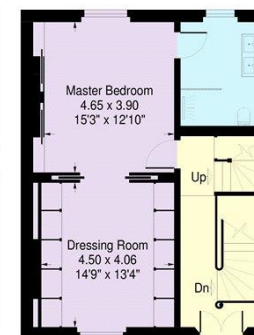
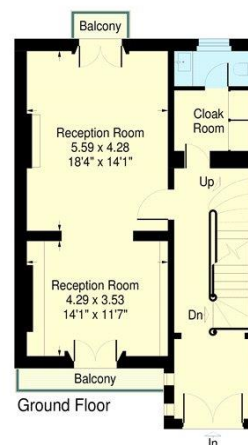
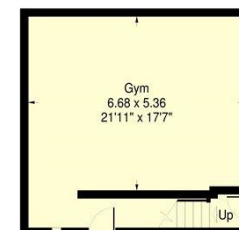


## Blomfield Road, London W9

Approximate Gross Internal Area:  
Total - 411.1 sq.mts. / 4424 sq.ft.  
House - 330.1 sq.mts. / 3553 sq.ft.  
Gym/Annexe - 79.1 sq.mts. / 851 sq.ft.  
(not including reduced height area,  
below 1.5m - denoted with dashed line)  
Reduced height area - 1.9 sq.mts. / 20 sq.ft.



APPROX. SCALE  
0 1 2 3 4 5 10Ft  
0 1 2 3M



Floor Plans produced by  
**Proplan**  
01491 842925

All measurements and figures are taken  
in accordance with RICS guidelines.  
This plan is for guidance only and must  
not be relied upon as a statement of fact.



### **St. John's Wood & Regents Park**

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