



Occupying the top two floors of this beautiful stucco front building a bright three bedroom, three bathroom apartment.

Clifton Gardens, Little Venice, London, W9

£1,375,000 Share of Freehold

savills

- Chain free • Share of Freehold • Spacious accommodation
- Three bedrooms • Stucco front period building

Local Information

Little Venice is an extremely sought-after location in W9. Desirable local amenities include manicured communal gardens and the cafes, bars, restaurant's, florists and green grocers of Clifton Road and Formosa Street.

The area has excellent transport links to Warwick Avenue Station (Bakerloo line), Paddington Station (Heathrow Express and Crossrail) and strong bus links.

The Regents Canal is home to dozens of narrow boats, water cafes, an art gallery and hotel boat. Little Venice is within walking distance to the American School in London.

About this property

Located on one of the most prestigious roads in Little Venice this well-presented and bright apartment offers spacious accommodation over two floors. The reception room has stunning views over neighbouring properties and the tree lined street below. There is a fully fitted kitchen with space for a dining table, third bedroom and shower room. On the top floor level there are two bedrooms and bathrooms.

The property is for sale with no onward chain and a share of freehold.

Tenure

Share of Freehold (965 underlying leasehold years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.



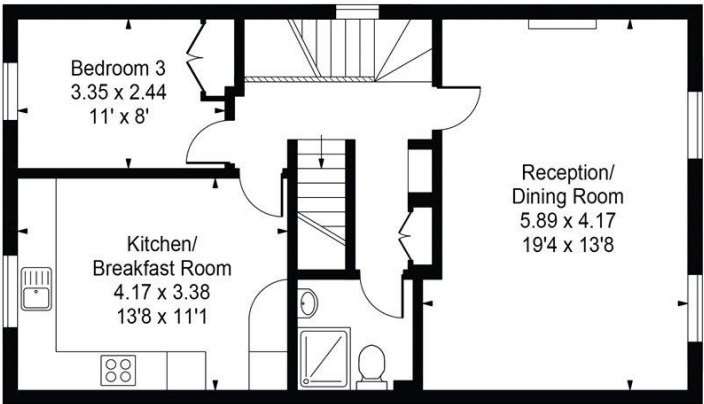


Clifton Gardens, Little Venice, London, W9
Gross Internal Area 1202 sq ft, 111.6 m²

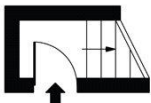
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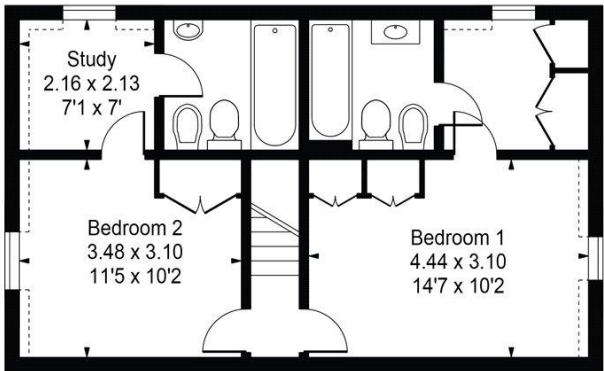
Clifton Gardens
Gross Internal Area(Approx)
Total = 111.67 Sq m / 1202 Sq ft



Third Floor
62.2 sq m / 669 sq ft




Second Floor Entrance
1.6 sq m / 17 sq ft



Fourth Floor
47.9 sq m / 516 sq ft

For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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