



A beautifully presented three bedroom, two bathroom penthouse apartment set within the prestigious Venice Lodge located moments from the Clifton Road.

**Venice Lodge, Maida Vale, London, W9**

£1,600,000 Leasehold (100 years remaining)

**savills**



**Penthouse Apartment • Three bedrooms • Two bathrooms • Excellent Entertaining Space • Fitted Kitchen • Large private terrace • Double glazing throughout • Allocated off-street parking space • Leasehold • Service charge is approximately £6,640 pa • Ground rent is approximately £400 pa • 128.02 m<sup>2</sup> (1,378 sq ft)**

#### Local Information

The apartment is conveniently located close to the shops & cafés of Clifton Road and the transport facilities of Warwick Avenue underground station (Bakerloo Line). Little Venice benefits from a wide array of local amenities such as cafes, bars, restaurants, florists and green grocers accessible via Clifton Road and Formosa Street. The local area has excellent transport links from Warwick Avenue as well as Paddington Station (Heathrow Express) and strong bus links. The nearby Regents Canal is home to dozens of narrow boats, water cafes, art gallery and a hotel boat.

#### About this property

This unique penthouse apartment is located in the heart of Little Venice. Situated on the 3rd floor (with lift) this rare apartment boasts spectacular views across Little Venice from the large south-west facing private roof terrace. The bright and spacious reception room has excellent entertaining space and boasts French doors to the terrace, separate dining room, fully fitted kitchen, master bedroom opening directly on to the terrace and a further two double bedrooms and family bathroom. This purpose built apartment extends to 1378 sq ft (128.02 sq m), and further benefits from an allocated off-street parking space.

#### Tenure

Leasehold, approximately 100 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.

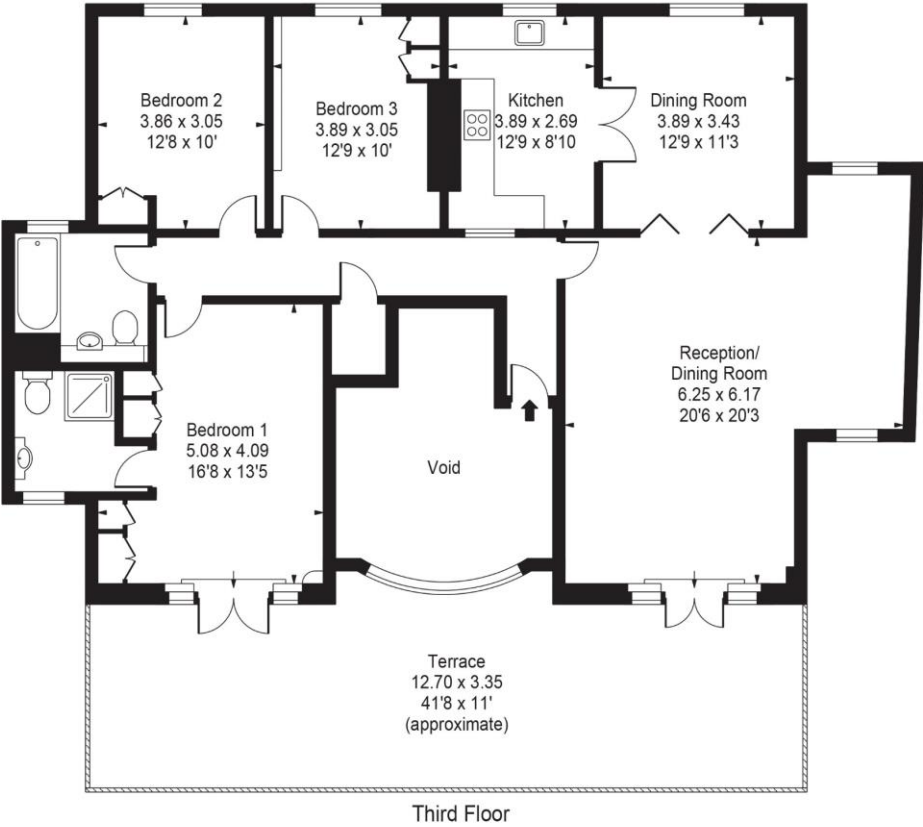






Venice Lodge, Maida Vale, London, W9  
Gross Internal Area 1378 sq ft, 128 m<sup>2</sup>

Maida Vale  
Gross Internal Area(Approx)  
Total = 128.02 Sq m / 1378 Sq ft  
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(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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