



An exquisite and substantial family home with well- thought-out layout and design to embrace the light and period features.

Clifton Gardens, London, W9

£6,950,000 Freehold

savills

- Stucco front period property • Prime Little Venice location
- Stylishly finished and designed • Family home • Freehold
- South-facing garden • Conveniently located for easy access to Noting Hill and Hampstead schools

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

A magnificent stucco fronted house offering over 4500 square foot of well-thought-out accommodation over six floors.

From the moment you walk into this house you are captured by the vast volume and light. This family home is in excellent decorative order and the features such as the high ceilings, cornicing and sash windows that are embraced throughout. The dual aspect kitchen/breakfast room has galleried views over the family room and overlooks the

south-facing garden through the glass backdrop to the rear of the property. On the lower ground floor level there is a family room with access to the garden and self-contained nanny quarters. On the first floor there is a stunning reception room with decorative balcony. Further benefits include five bedrooms, six bath/shower rooms, two guest WC, utility room, excellent storage space and a self-contained nanny flat that could also be used as a gym or games room.

Tenure

Freehold

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

Viewing

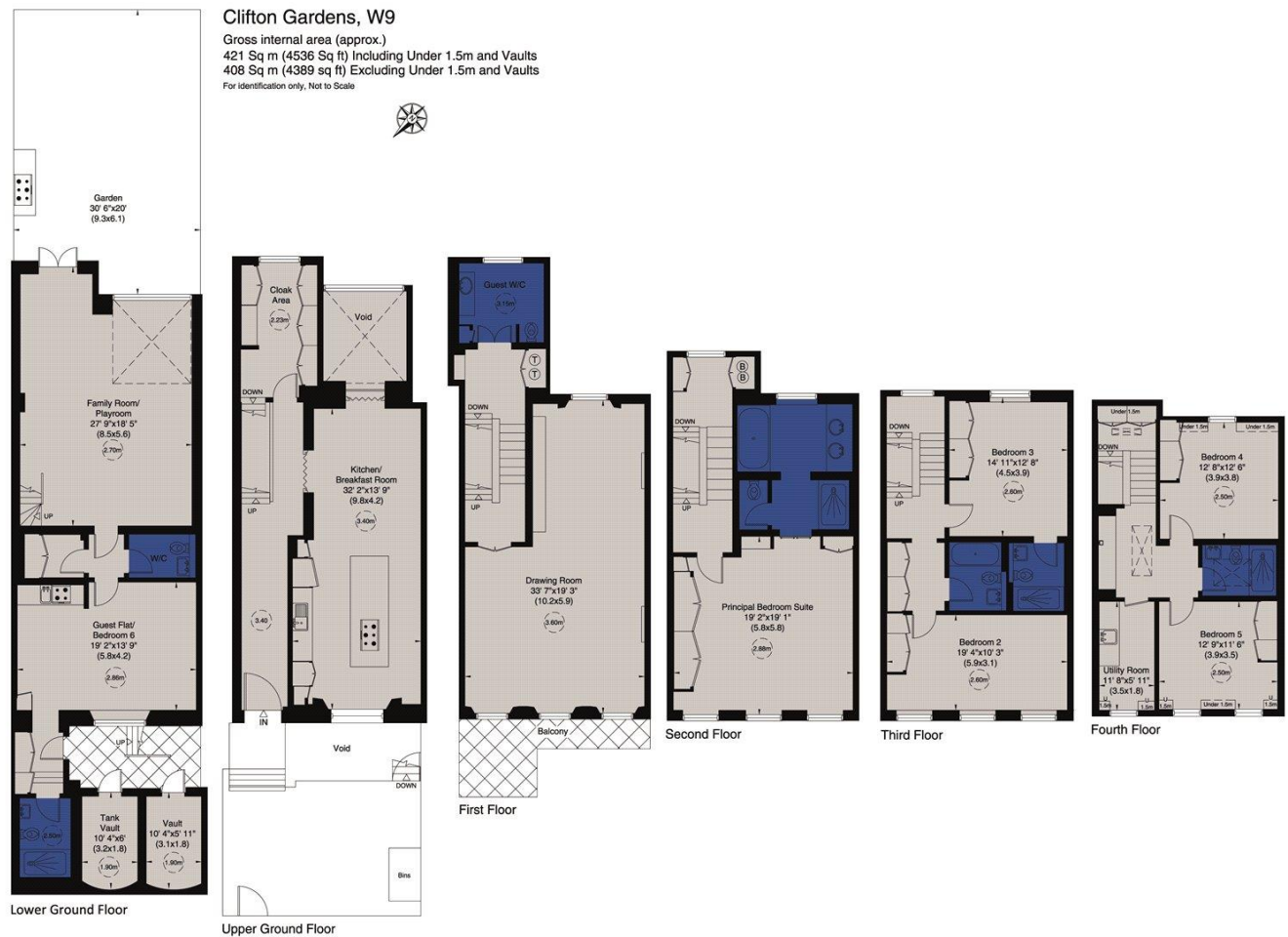
All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

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Clifton Gardens, London, W9
Gross Internal Area 4536 sq. ft., 421.4 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	78	81
A		
(81-91)		
B		
(69-80)		
C		
(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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