



A fantastic and rare opportunity to purchase a stunning mid-terrace house conveniently located on a quiet mews in the heart of Little Venice.

**Pindock Mews, Little Venice, London, W9**

£2,350,000 Freehold

savills



- An immaculate property on a quiet cobbled mews
- Semi-open plan kitchen fitted with modern appliances
  - Modern family bathroom and guest cloakroom
- Spacious and bright reception room • A short distance to Warwick Avenue station

### Local Information

Little Venice is an extremely sought-after location in W9. Many properties located in this particular section of Maida Vale benefit from access to manicured residents communal gardens. Little Venice benefits from a wide array of local amenities such as café's, bars, restaurants, florists and green grocers accessible via Clifton Road and Formosa Street. The local area has excellent transport links from Warwick Avenue Station (Bakerloo Line), Paddington Station (Heathrow Express) and strong bus links. Little Venice, Regents Canal is home to dozens of narrow boats, water café's, art gallery and a hotel boat.

### About this property

Pindock Mews is made up of stunning individual houses in a pretty cobbled street in the heart of Little Venice. The property is presented to a high standard and benefits from modern interiors. The accommodation comprises garage/studio to the ground floor with a WC.

On the first floor there is a fantastic double aspect living room with a fully fitted kitchen tucked neatly in the corner and a WC. On the top floor which is flooded with natural light there are two double bedrooms and a modern family bathroom. This property must be viewed to fully appreciate the peaceful location and is for sale with no onward chain.

### Tenure

Freehold

### 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.







Pindock Mews, Little Venice, London, W9  
Gross Internal Area 1425 sq ft, 132.4 m²

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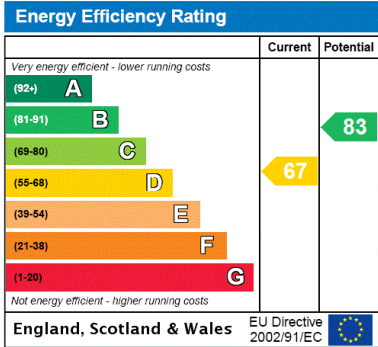


APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1425 SQ FT / 132 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1311 SQ FT / 122 SQM  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Pindock Mews W9

date 20/07/21

photoplan



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