



**THIS MIXED USE PERIOD BUILDING IN VIBRANT LITTLE VENICE CONSISTS OF 4
REFURBISHED APARTMENTS AND COMMERCIAL ELEMENTS**

CLIFTON ROAD, LONDON, W9

Guide Price £3,300,000 - Freehold



Freehold • Newly refurbished • Located in the heart of Little Venice • Video Entry System • Commercial Income • CCTV • Under floor heating • Double glazed windows

4x Apartments • 2x Commercial

- EPC Rating for Residential Units = C
- EPC Rating for Commercial Unit = tbc
- Council Tax = tbc

Description

A rare opportunity to acquire an entire mixed use freehold building in one of Little Venice finest locations, Clifton Road. The building which is end of terrace is currently arranged as 4 self-contained apartments, all being spacious one bedroom apartments. Fittings and finished include German kitchen & appliances, fully tiled bathroom with walk-in shower & bathroom vanities.

The total internal area of the building is 3,448 sq ft square feet. The apartments are all vacant and newly refurbished to a high standard. Please enquire for more information on the commercial areas of the property.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Local Information

Clifton Road is ideally located for the local boutiques and restaurants as well as being moments from Warwick Avenue Underground Station (Bakerloo Line) with its excellent transport links to the West End and Paddington for the Heathrow Express.

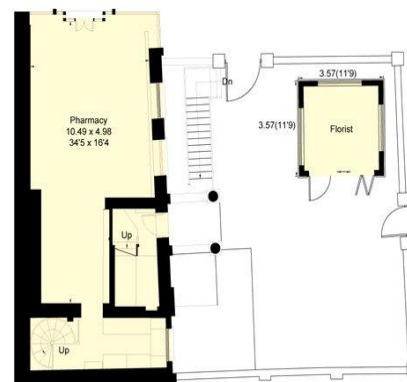




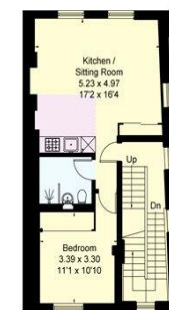
Approximate Area
 Total Building Area = 320.3 sq m / 3448 sq ft
 Commercial Area = 88 sq m / 947 sq ft (Excludes Florist)
 Residential Area = 227.9 sq m / 2453 sq ft (Including communal hallways)
 Stores & WC = 11.2 sq m / 121 sq ft
 For identification only. Not to scale.
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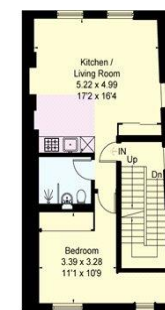
Lower Ground Floor



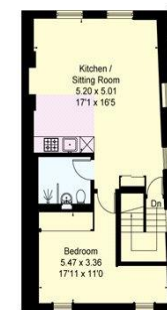
Ground Floor



First Floor



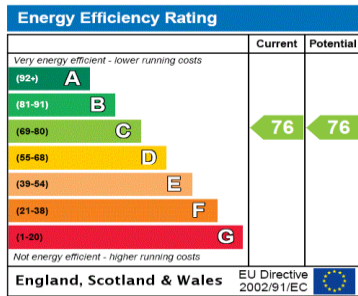
Second Floor



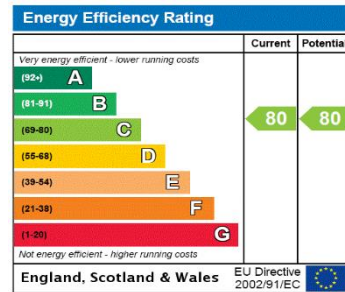
Third Floor
 57.8 sq m /

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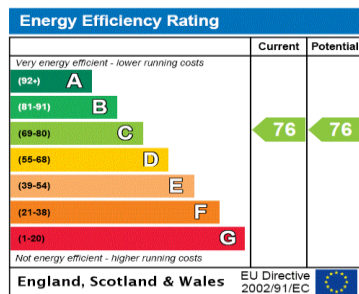
Basement Apartment



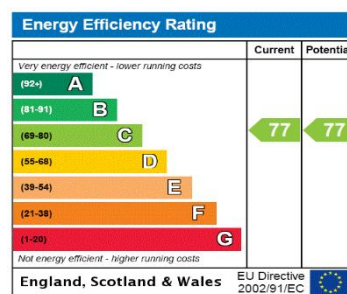
Second Floor Apartment



First Floor Apartment



Third Floor Apartment



Commercial Area/ Non Domestic Building

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

94

This is how energy efficient the building is.

Net zero CO₂ emissions

St. John's Wood & Regents Park

Zach Madison

zmadison@savills.com

+44 (0) 20 3425 5600

savills.co.uk

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