



Park Place Villas

Little Venice, W2



A magnificent villa built in 1840 as part of John Nash's masterplan for the Regent's Canal, which led to the creation of Little Venice.

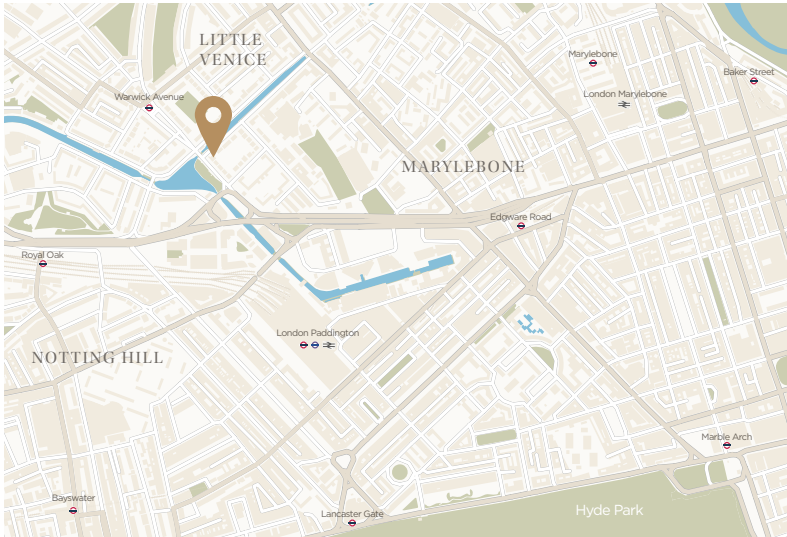
Set over four floors, the house is impressive in its high ceilings and spacious grand rooms. Formal entertaining spaces occupy the ground floor, as well as an open kitchen/dining room leading into the orangery and out to the terrace and private garden. Upstairs over the first and second floors are a principal bedroom suite and six further bedrooms, four of which are en suite. Three terraces on these floors give a lovely outlook over the garden. The lower ground floor is home to the leisure complex, which includes a pool, sauna and games room, as well as a self-contained staff bedroom, bathroom and kitchen and utility and laundry areas. Outside behind its electric gates, the house has a private driveway with parking for three cars and a secure double garage.





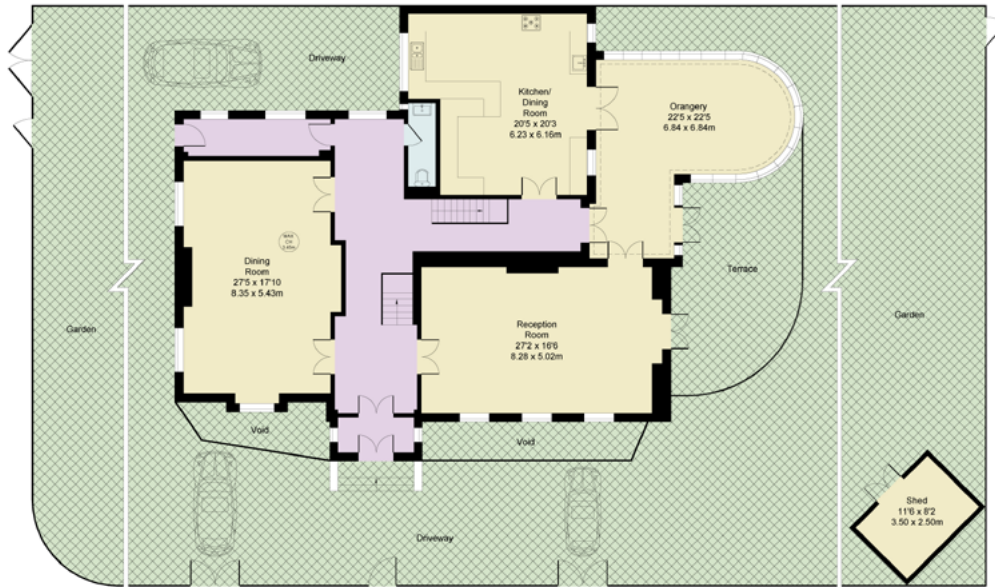
Accommodation

- Entrance Hall
- Reception room
- Formal dining room
- Kitchen/dining room
- Orangery
- Principal bedroom suite
- Four bedrooms suites
- Two further bedrooms
- Indoor pool and sauna
- Games room
- Staff accommodation with bedroom, bathroom and kitchen
- Utility area
- Wine cellar
- Double garage
- Private garden
- Three terraces



Location

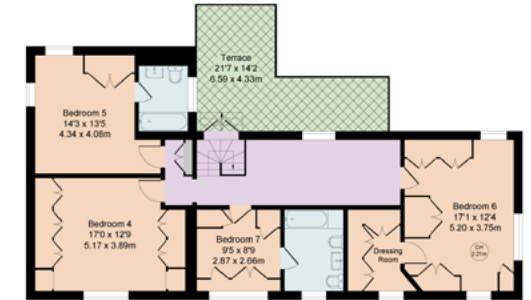
Situated by the iconic Regent's Canal, the house is surrounded by independent shops and restaurants and has easy access to Clifton Road's amenities. Maida Vale, Warwick Avenue, and Royal Oak Underground stations are under a mile away, offering excellent transport links.



Ground Floor



First Floor



Second Floor



Lower Ground Floor

Approximate Gross Internal Area

8,178 sq ft / 759.74 sq m
including garage, outbuilding & excluding boiler room

Garage

366 sq ft / 34 sq m

Outbuilding

161 sq ft / 15 sq m

Boiler Room

21 sq ft / 2 sq m



CH: Ceiling height

This floorplan has been supplied to The Brochure by D S Churchill

Terms

Tenure: Freehold

Listing: Grade II Listed

Local Authority: Westminster City Council

Council Tax: Band H



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