

CHARMILL

RESIDENTIAL



Clarendon Gardens, Little Venice W9
£1,695,000 Share of Freehold

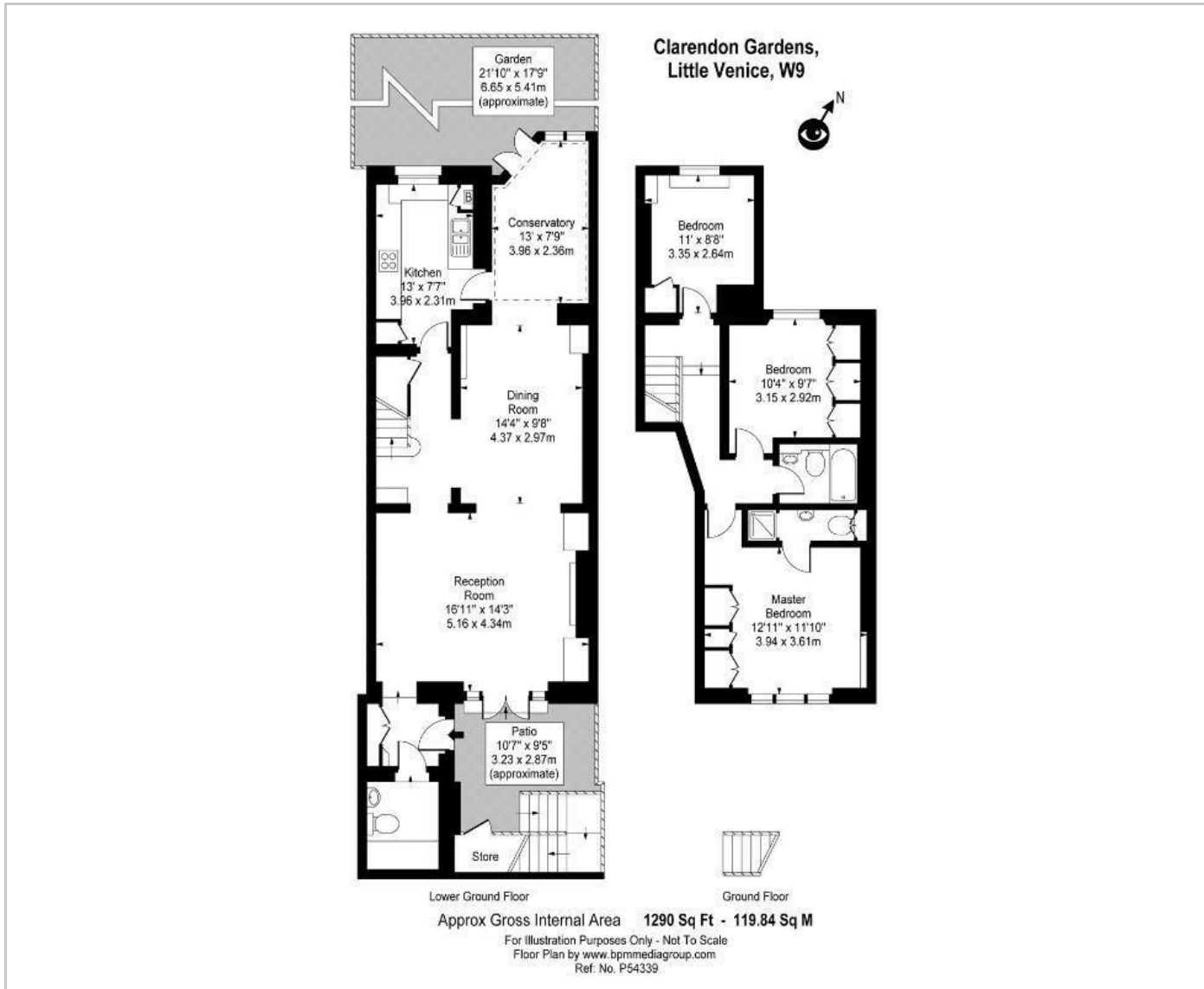


A charming recently refurbished three bedroom garden apartment arranged on the ground and lower ground floors of a period conversion on one of Little Venice's finest tree-lined streets. The property which boasts its own private entrance comprises a spacious double reception/dining room perfect for entertaining, a separate fully fitted kitchen, a conservatory with doors leading out to a private patio garden, a principal bedroom with an en-suite shower room, two further bedrooms, family bathroom and a guest cloakroom.

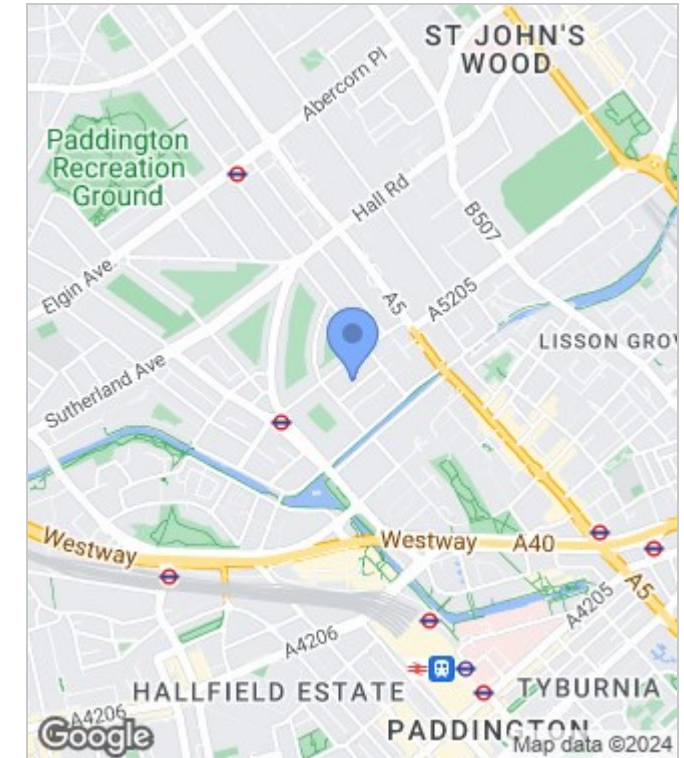
Clarendon Gardens is superbly positioned moments from Regents Canal and the shops, restaurants and cafes on Clifton Road. Warwick Avenue station (Bakerloo line) is a short stroll away and Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



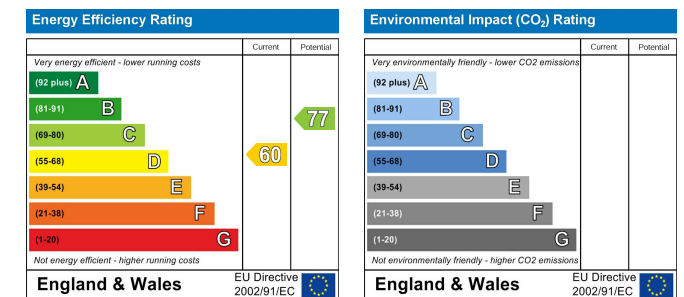
Floor Plan



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

