

# CHARMILL

RESIDENTIAL



**Clarendon Gardens, Little Venice W9**  
**£3,890,000 Freehold**



A wonderful opportunity to purchase this attractive white stucco-fronted house in one of Little Venice's most sought-after streets. Currently configured as three dwellings the house spans approximately 3,115 sq ft and offers the incoming purchaser flexible living accommodation with full planning permission granted to combine the two upper apartments.

Clendon 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.

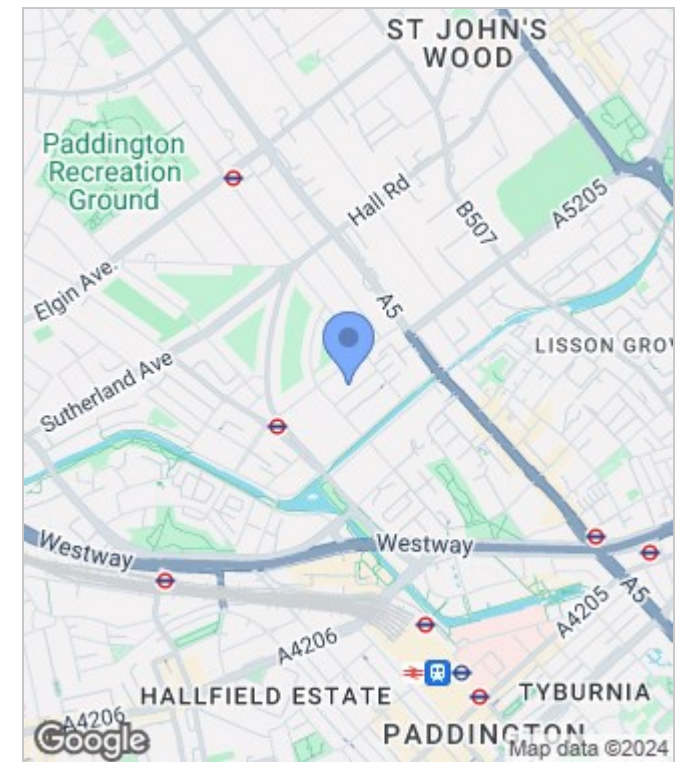


29  
P  
Resident  
owners  
only  
Mon - Fri  
8.30am - 6.30pm

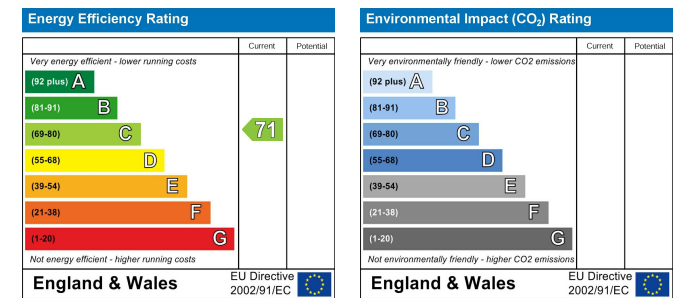
## Floor Plan



## Area Map



## Energy Performance Graph



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