

# CHARMILL

## RESIDENTIAL



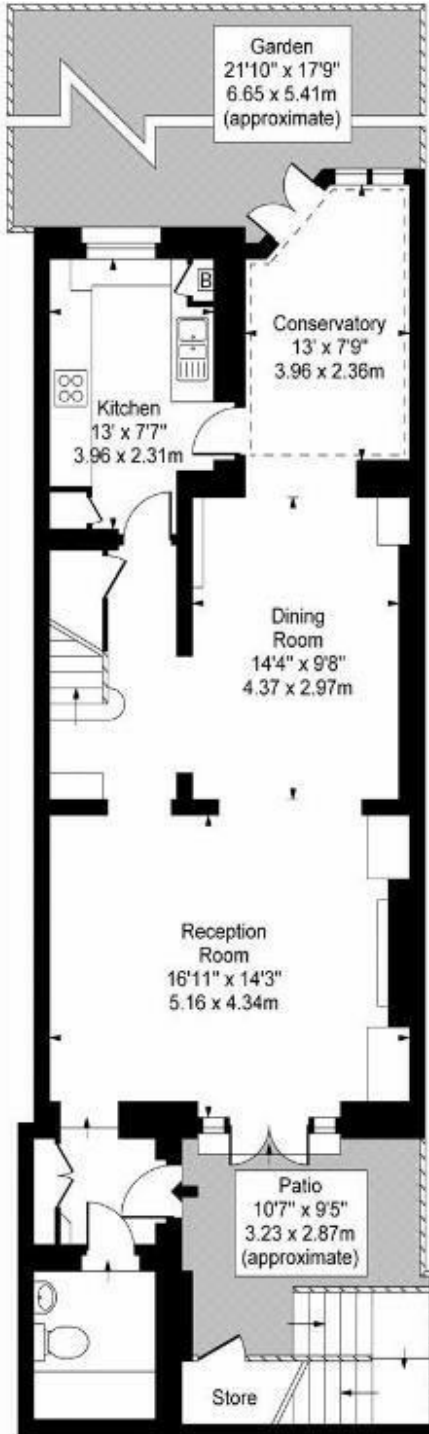
### Clarendon Gardens, Little Venice W9

A charming three-bedroom apartment arranged on the ground and lower ground floors of a period conversion on one of Little Venice's finest tree lined roads. The apartment comprises a spacious reception room with wooden flooring, fully fitted kitchen with doors leading out onto a private patio garden, winter garden room, principal bedroom with en suite shower room, two further bedrooms, family bathroom suite and a guest WC. This property is 0.1m from Regent's Canal and moments from the cafes, shops, and restaurants on Clifton Road, as well as Warwick Avenue Underground station (Bakerloo line). 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.

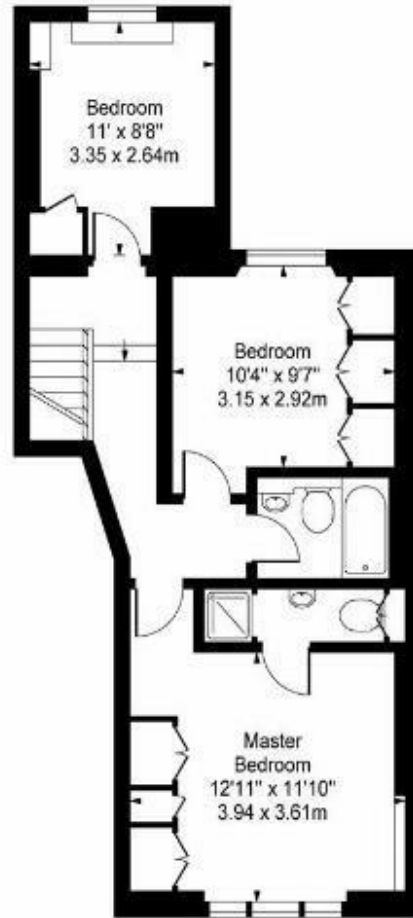
- Three bedrooms
- Period conversion
- Private patio
- Own entrance
- Split level
- Available for 6-12 months

£1,250

# Clarendon Gardens, Little Venice, W9



Lower Ground Floor



Ground Floor

Approx Gross Internal Area **1290 Sq Ft - 119.84 Sq M**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

