

CHARMILL

RESIDENTIAL



Clarendon Gardens, Little Venice W9

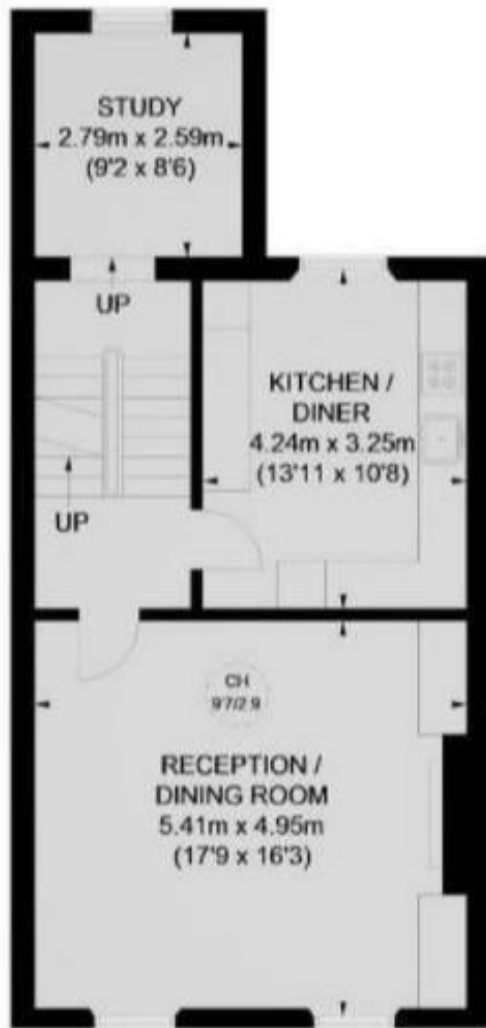
Available for 3-6 months only A stunning duplex apartment set on the top two floors of an attractive white stucco-fronted conversion in one of Little Venice's most sought after locations. The apartment comprises three bedrooms, separate fully fitted kitchen/breakfast room, reception room with wooden flooring, study, en suite shower room to the principal bedroom, further family bathroom and access to a roof terrace. This charming 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
- Two bathrooms
- Separate kitchen
- Open plan reception/dining room
- Additional study
- Private terrace
- Two floors
- Available for 3-6 months only



£865



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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

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

