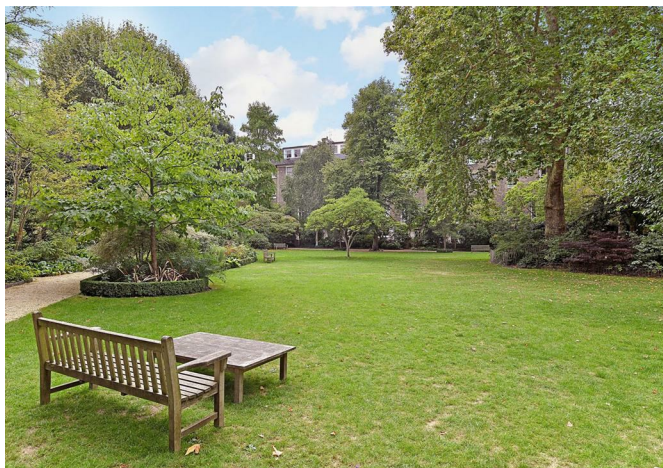# CHARMILL
RESIDENTIAL

Clifton Gardens, Little Venice W9
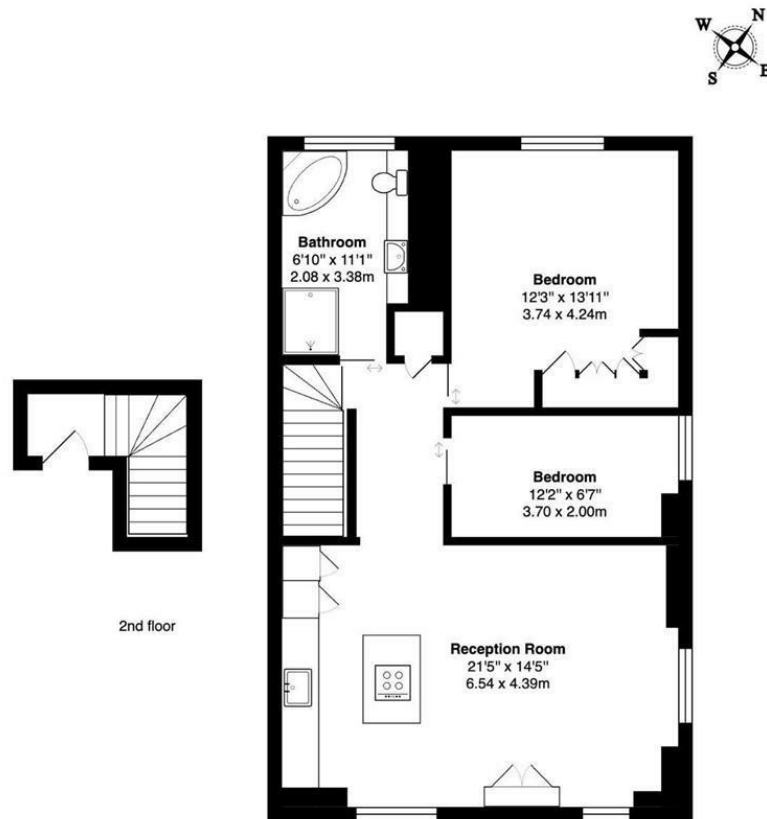**£899,950 Share of Freehold**

Entered on the second floor and occupying the entire third floor of a prestigious semi-detached white stucco-fronted period building located in the heart of Little Venice is this beautiful two bedroom apartment. This stunning property which has been meticulously and tastefully interior designed to an exceptionally high standard throughout comprises an open plan German-built bespoke kitchen/reception room which is dual aspect allowing an abundance of natural light to flood through, two double bedrooms with fitted wardrobes in the principal bedroom and a luxurious bathroom complete with a walk-in wet room and designer egg-shell bath. The building is positioned on the corner of Clifton Gardens and Randolph Avenue and as such enjoys the rarity of having triplex aspect views. The apartment further benefits from sound proof flooring throughout, ample storage space and use of the sought-after and gorgeous Triangle communal garden.

Clifton 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

Bathroom
6'10" x 11'1"
2.08 x 3.38m

Bedroom
12'3" x 13'11"
3.74 x 4.24m

Bedroom
12'2" x 6'7"
3.70 x 2.00m

2nd floor

Reception Room
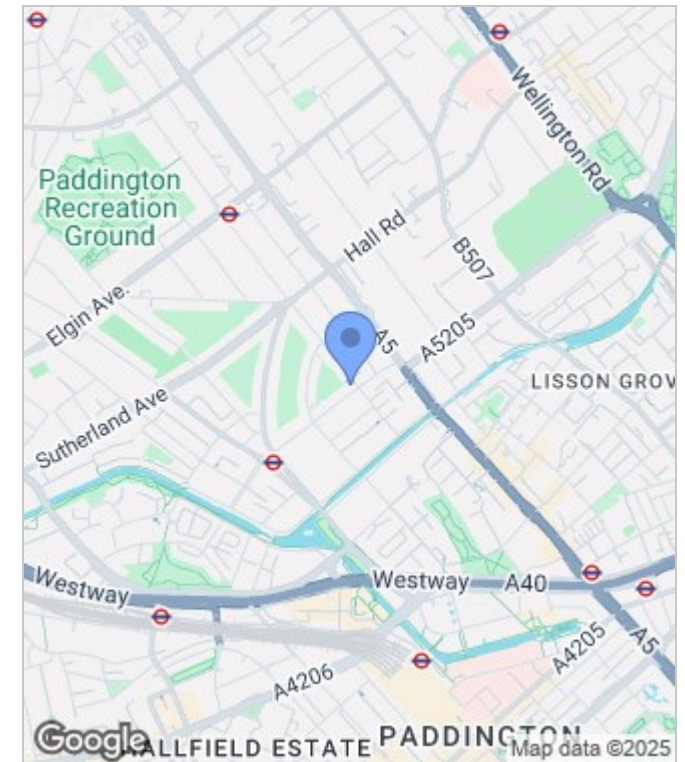21'5" x 14'5"
6.54 x 4.39m

3rd floor
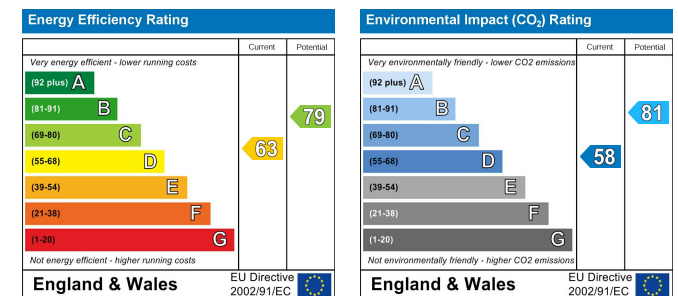
Clifton Gardens, Little Venice W9

Total Gross Area: 809 ft² ... 75.1 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice.

Area Map

Energy Performance Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

020 7046 6275 • sales@charmillresidential.co.uk • 51 Maida Vale, Little Venice, London W9 1SD

charmillresidential.co.uk