

# CHARMILL

RESIDENTIAL



**Aberdeen Court, Little Venice W9**  
**£675,000**



A charming two bedroom apartment situated on the fourth floor (with lift) of a desirable attractive portered mansion block in Little Venice. This superb property comprises a spacious reception room with large bay windows flooding the room with natural light, a separate fully fitted kitchen, a principal bedroom with fitted wardrobes and en-suite bathroom, second double bedroom and shower room. Furthermore the property benefits from a balcony off the principal bedroom.

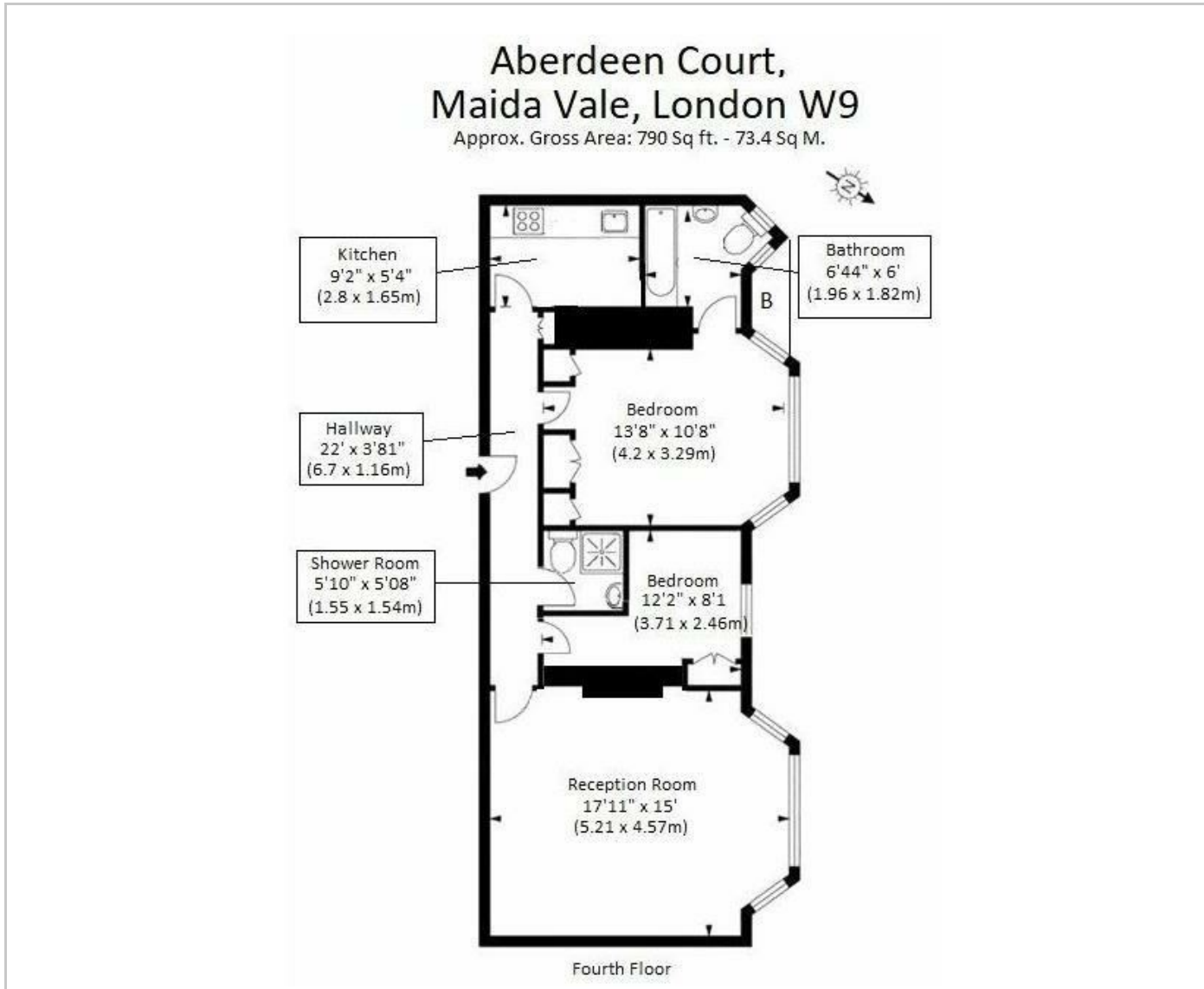
Aberdeen Court is located moments from Regents Canal and the shops, restaurants and cafes on Clifton Road. Warwick Avenue station (Bakerloo line) is a short stroll away and Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National 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.



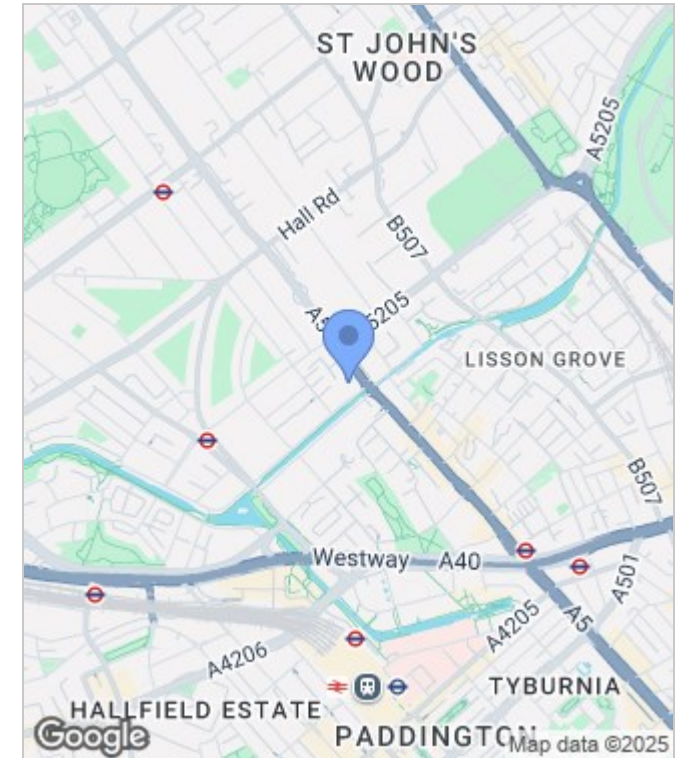




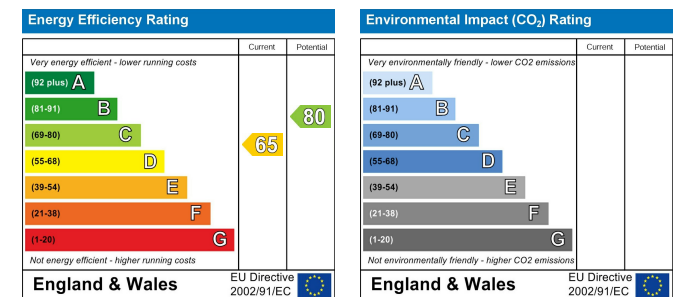
Floor Plan



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.

