

CHARMILL

RESIDENTIAL



Clarendon Court, Little Venice W9
£749,950

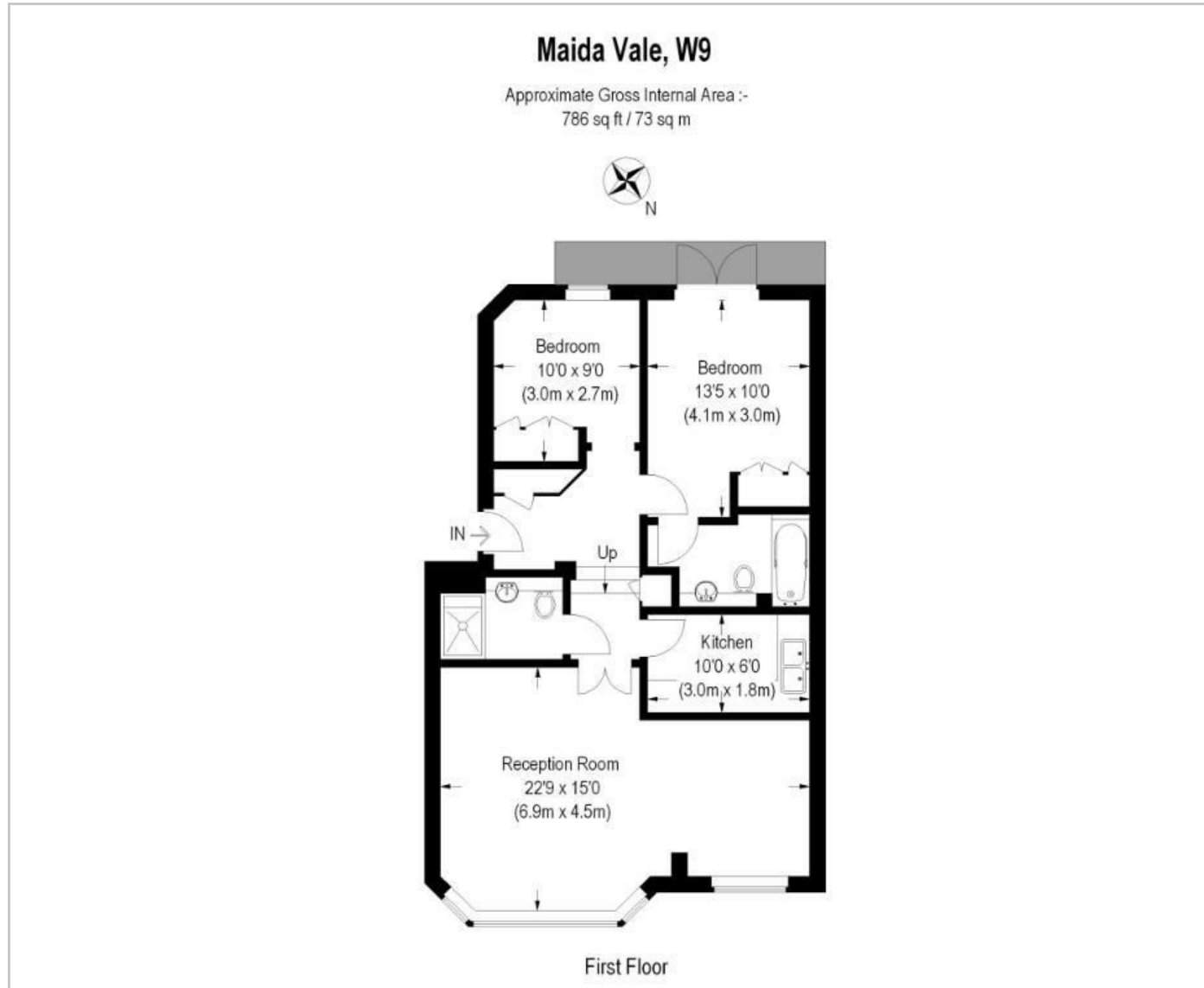


A well-presented two double bedroom apartment situated in a desirable purpose built block in the heart of Little Venice. The property comprises an impressive 22 ft reception room with large windows that flood the room with natural light, a fully fitted kitchen, two double bedrooms with fitted wardrobes, an en-suite bathroom off the principal bedroom and a family shower room. The apartment further benefits from a private balcony, air conditioning, an allocated underground parking space, a 24-hour porter and a lift.

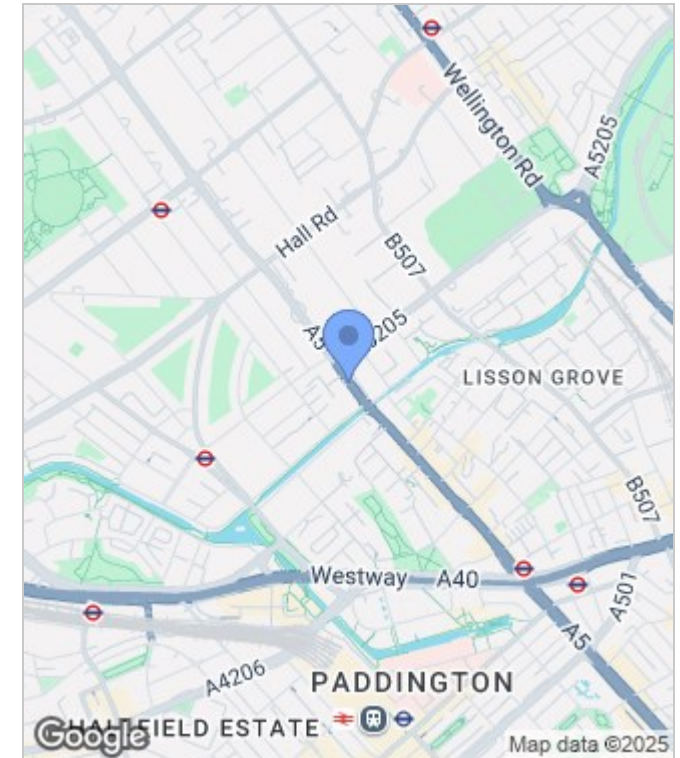
Clarendon Court is located moments from the shops, cafes and restaurants on Clifton Road and is just 0.4 miles away from Warwick Avenue station (Bakerloo line) and 0.9 miles from Paddington station which offers Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services 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.



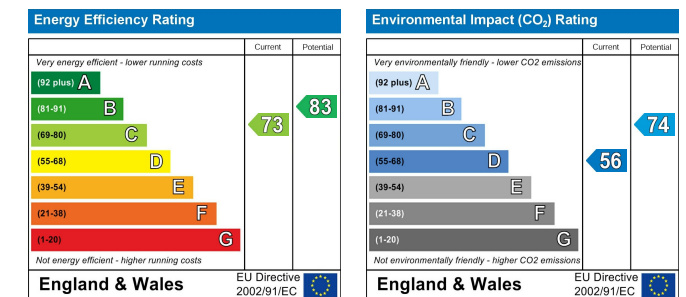
Floor Plan



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.



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