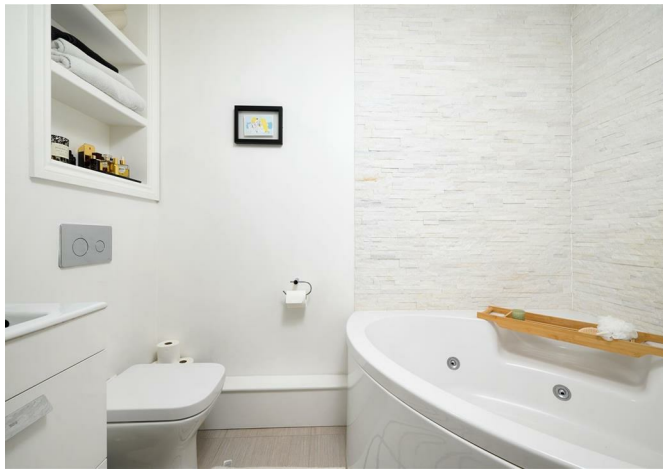


# CHARMILL

RESIDENTIAL



St Mary's Terrace, Little Venice W2  
£699,999



A superb two bedroom apartment situated in a beautiful white stucco-fronted house on a quiet tree-lined street in Little Venice. This charming property comprises an open plan kitchen/reception room with a breakfast bar, a principal bedroom with en-suite bathroom with a double-sized Jacuzzi, second double bedroom with fitted wardrobes, family shower room and a private South West facing patio/garden filled with sunlight. The apartment which is just moments from the Regents Canal further benefits from a storage area comprising a separate washing machine and dryer.

St Mary's Terrace is located close to the many shops, cafes and restaurants on both Clifton Road and Paddington. Just 0.5 miles away is access to a number of transport links at Edgware Road Underground station (Bakerloo, Hammersmith & City, Circle, District lines). 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.





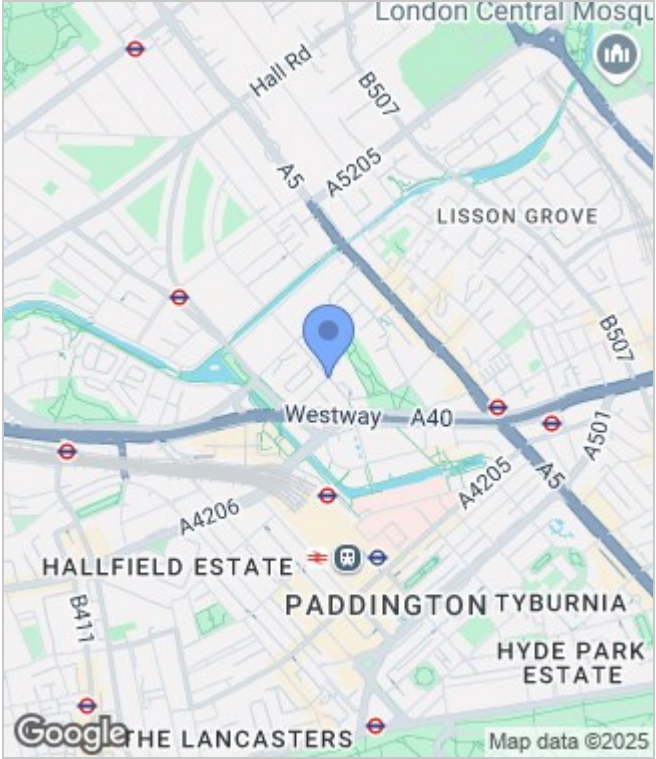
ELECTRIC VEHS ONLY



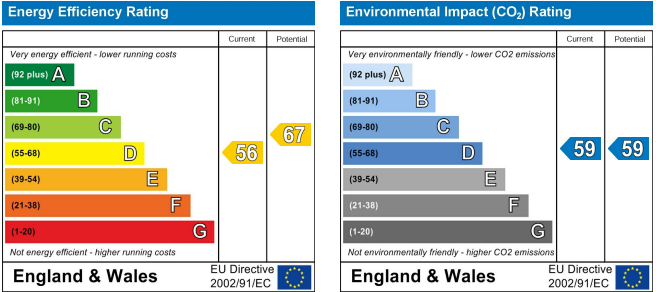
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

