



Clarendon Gardens

London, W9

Asking Price £2,450,000

An exciting opportunity to purchase the top three floors of a stucco fronted conversion on one the Little Venice premier avenues which is currently configured as two apartments. A first floor apartment and a second and third floor maisonette.

Planning permission and freeholders consent has been granted to create a spectacular 1825 square feet apartment with its own private street entrance and balcony.

Clarendon Gardens is one of the most highly regarded residential roads in the Little Venice area next to the canal and is close to Warwick Avenue underground station (for Paddington and the Heathrow Express) and the West End.



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- An opportunity to purchase the top three floors of a white stucco fronted building.
- Planning permission and freeholders consent has been granted to convert the space into one apartment spanning approximately 1825 square feet.
- Positioned on one of the area's premier roads.
- Benefitting from a share in the freehold.



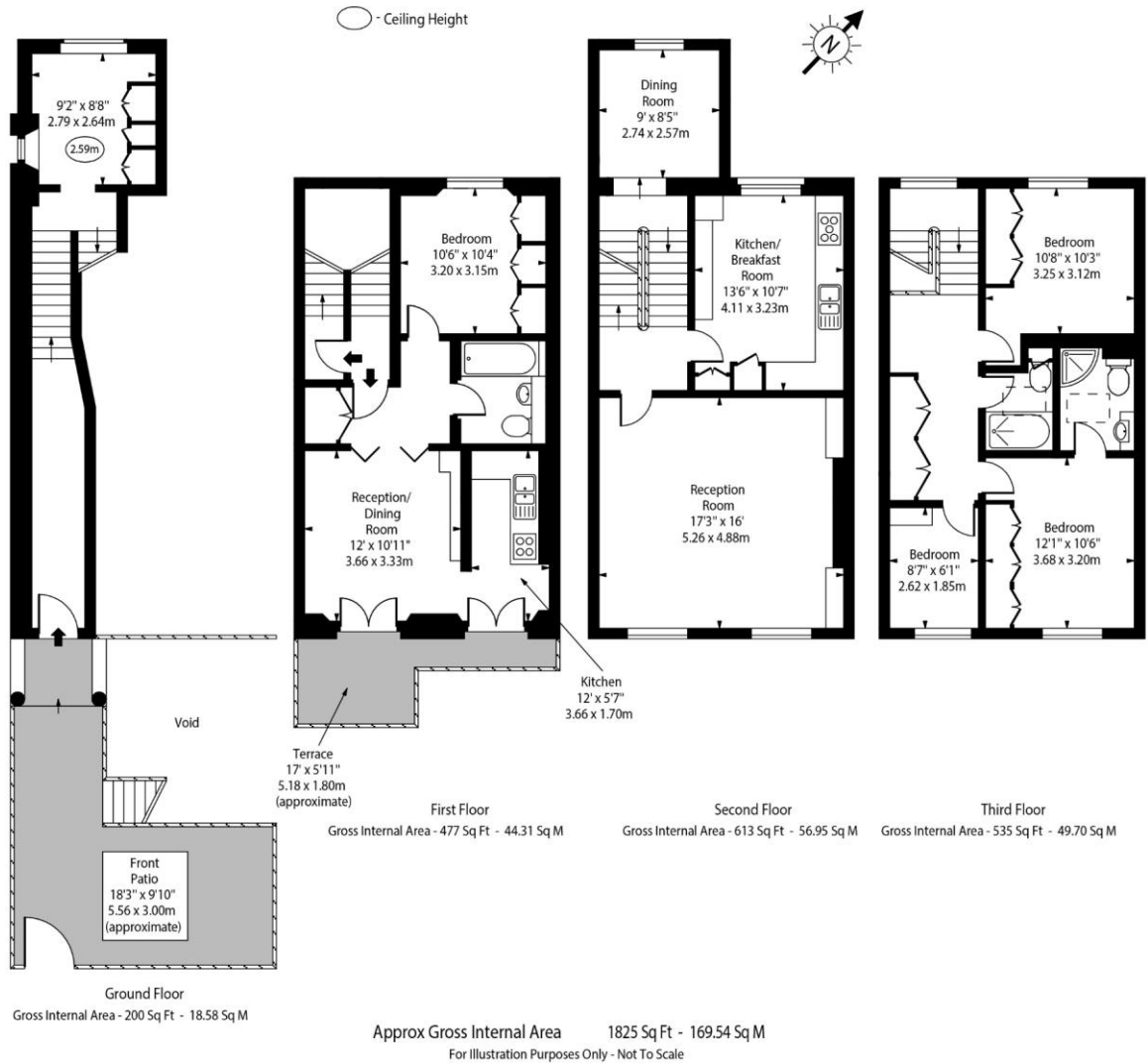
Tenure: Share of Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		81
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

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