



Bristol Gardens

Maida Vale, W9

Asking Price £800,000

A superbly presented two bedroom flat in this converted period house with its own entrance and a private rear garden.

The property, located in the heart of Little Venice, boasts two double bedrooms, kitchen, spacious reception room, a family bathroom and excellent storage in the form of two external vaults.

Bristol Gardens is well located for the local amenities, including Warwick Avenue underground and the shops and cafes of Formosa Street.



Bristol Gardens

Maida Vale, W9

- Two bedrooms
- Patio Garden
- Two vaults for storage
- Street parking



Tenure: Leasehold 87 years 2 months
Service Charge: £488.08 pa
Ground Rent: £75 pa
Local Authority: City of Westminster
Council Tax Band: F

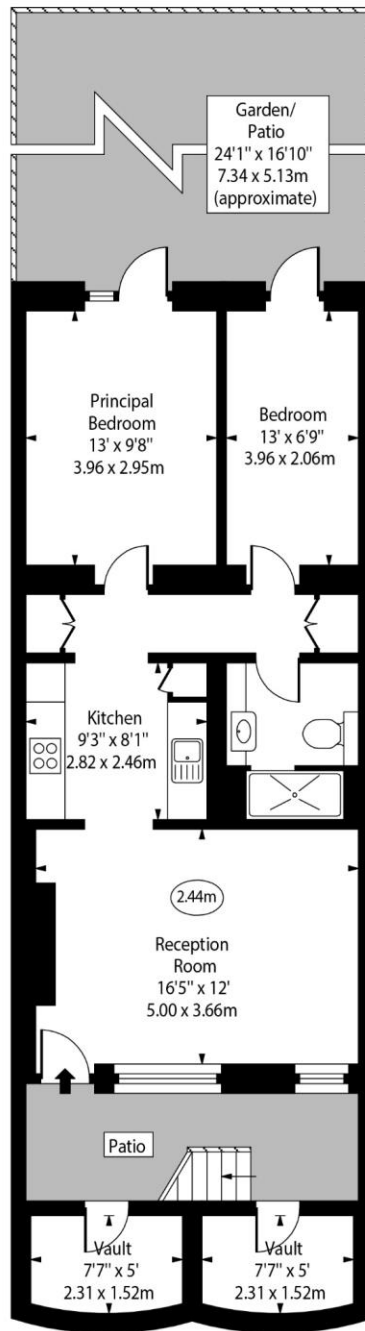
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		80
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Sales

26 Clifton Road
Maida Vale
London
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

Bristol Gardens, W9

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 654 Sq Ft - 60.76 Sq M
(Excluding Vaults)

Approx Vaults Area 74 Sq Ft - 6.87 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 023253K

