



Elnathan Mews

Little Venice, W9

Asking Price £2,150,000

A uniquely charming mews house in a secluded area of Maida Vale, only moments to Warwick Avenue station and situated off Little Venice's Formosa Street.

Very unusually, for Mews Houses, there is a large private secluded Courtyard garden (with built in BBQ area). The accommodation then comprises of a modern kitchen, separate dining room, downstairs cloak room, spacious utility room and internal access off hallway into a private garage.

On the first floor is a large and bright double reception room, a double bedroom, together with en-suite and plenty of wardrobe space. The top floor comprises of the master bedroom, including a bright and contemporary en-suite and further built in storage, together with a further double bedroom and additional family bathroom.



Elnathan Mews

Little Venice, W9

- Gorgeous Mews House
- Three Double Bedrooms & Two Bathrooms
- Decked Garden, Double Reception & Garage
- Moments To Warwick Avenue Underground
- EPC Rating D



Tenure: Freehold
Service Charge: £634.76
Ground Rent:
Local Authority: City of Westminster
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

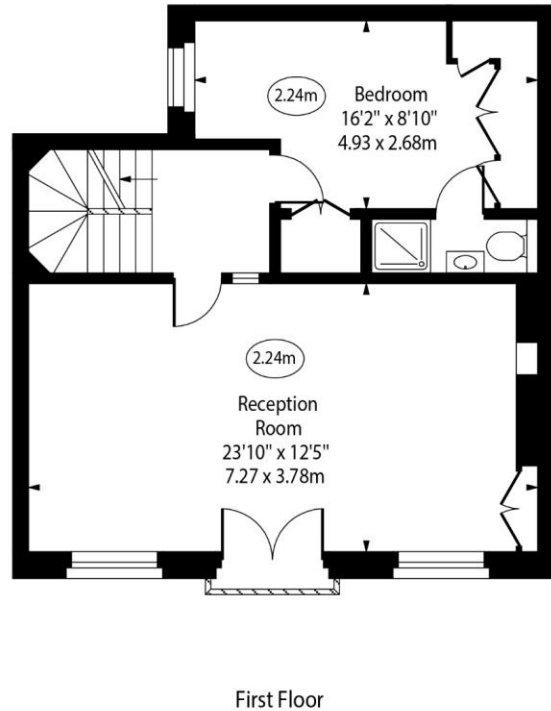
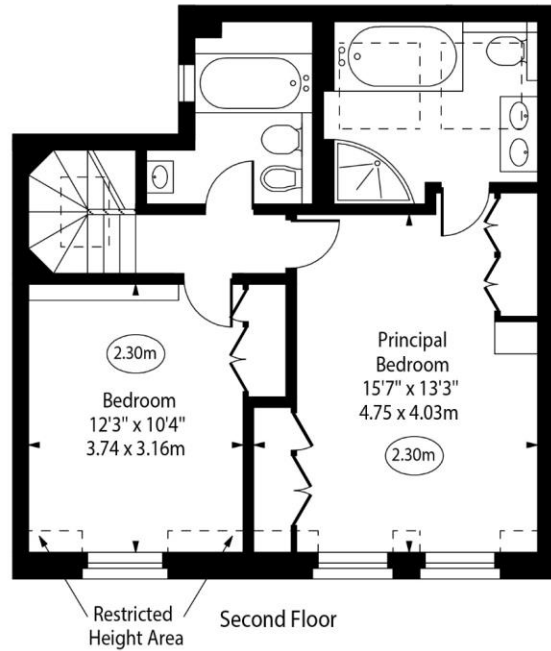
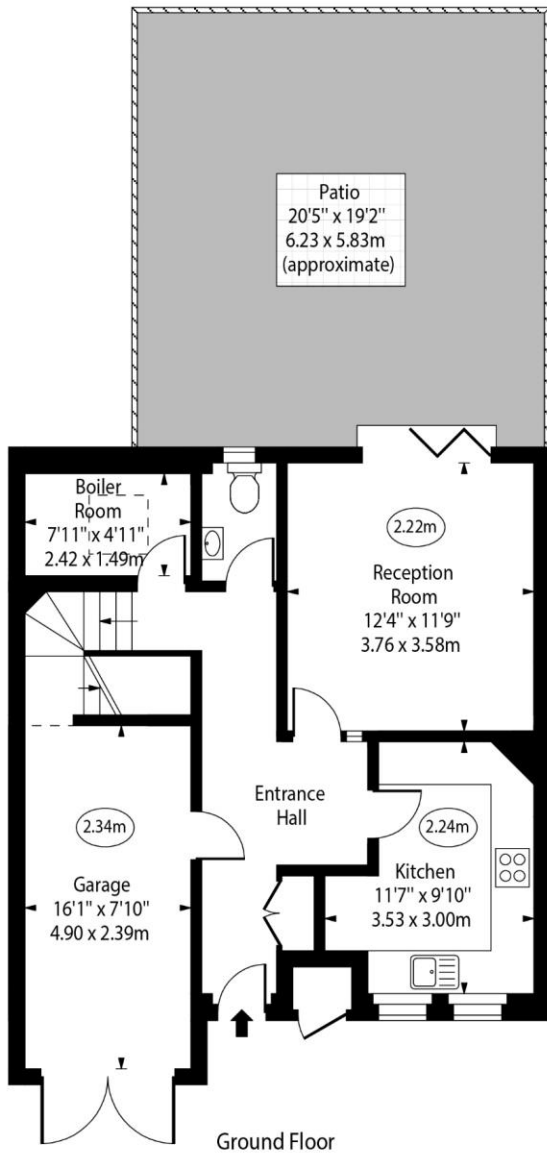
Chestertons Little Venice Sales

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

Elnathan Mews,
Little Venice, W9



○ - Ceiling Height



Approx Gross Internal Area 1672 Sq Ft - 155.33 Sq M
(Including Garage)

Approx. Floor Area Including Restricted Heights 1685 Sq Ft - 156.54 Sq M
(Including Garage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 023705R