



Clifton Gardens

London, W9

Asking Price £1,500,000

Positioned on the upper two floors of a stucco fronted Victorian conversion with the rare advantage of a lift, is this charming three bedroom, three bathroom apartment which further benefits from the most spectacular roof demised roof terrace with far reaching views of London.

Spanning approximately 1160 square feet and finished to a high standard throughout the accommodation comprises three double bedrooms, three bathrooms; two en-suite, a large reception room, a separate modern kitchen and the most wonderful roof terrace.

Clifton Gardens is situated within a conservation area of prime residential property and located nearby to shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line).



Clifton Gardens

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- The apartment benefits from the most spectacular roof terrace.
- Positioned on the upper two floors of a Victorian conversion (with lift).
- The apartment comes with a share in the freehold and exceptionally long underlying lease.
- Positioned in central Little Venice.



Tenure: Share of Freehold 973 years 9 months

Service Charge: £5,003 pa

Ground Rent: Peppercorn

Local Authority: City Of Westminster

Council Tax Band: G

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

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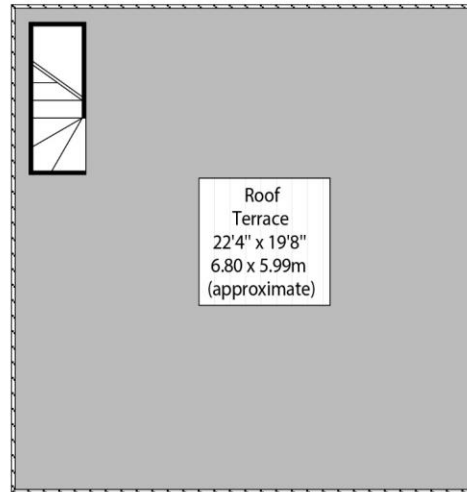
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Clifton Gardens, W9

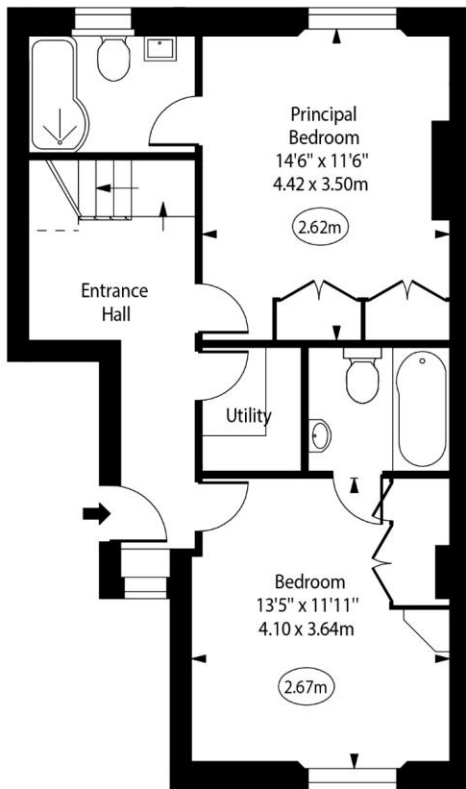


○ - Ceiling Height

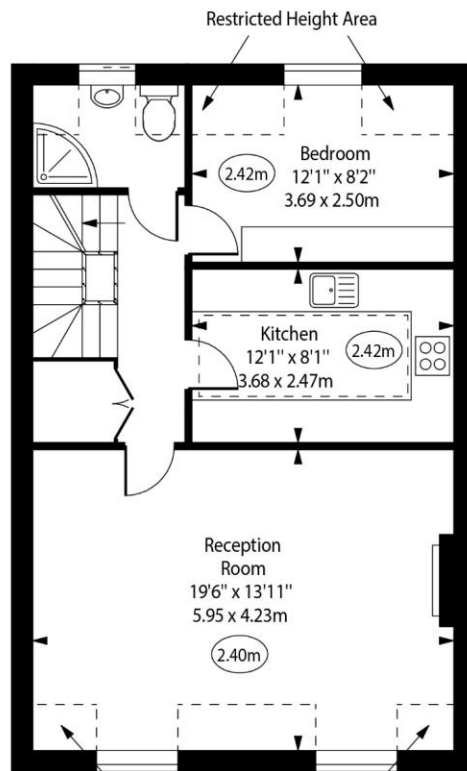


Roof Terrace
22'4" x 19'8"
6.80 x 5.99m
(approximate)

Roof Terrace



Third Floor



Fourth Floor

Approx Gross Internal Area

1110 Sq Ft - 103.12 Sq M

Approx. Floor Area Including Restricted Heights

1166 Sq Ft - 108.32 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024276R

