



Connaught House

Clifton Gardens, W9

Asking Price £4,100,000

A spectacular garden Maisonette spanning approximately 1950 square feet positioned over the ground and garden level of this white stucco fronted house. Set on a private road, with designated parking, the apartment benefits from a private street entrance, a charming south facing private patio garden with direct access to the ever popular Little Venice Communal Garden which has use of a tennis court.

Bright and spacious throughout, the accommodation comprises, a 37 foot reception room leading to a modern, charming country kitchen, master bedroom with plentiful storage and en-suite bathroom, three further double bedrooms served by a family bathroom, as well as a useful utility room and cloakroom. The patio can be accessed from both the raised ground floor and garden level.

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).



Connaught House

Clifton Gardens, W9

- A spectacular 4 bedroom garden maisonette spanning approx. 1950 square feet.
- Positioned on a private road and benefitting from designated parking.
- The apartment has a charming patio garden with gives direct access to the wonderful Little Venice Amenity Communal Garden.
- The communal garden has the added bonus of its own tennis court.



Tenure: Share of Freehold
Service Charge: £5,720 pa
Ground Rent: £0
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		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

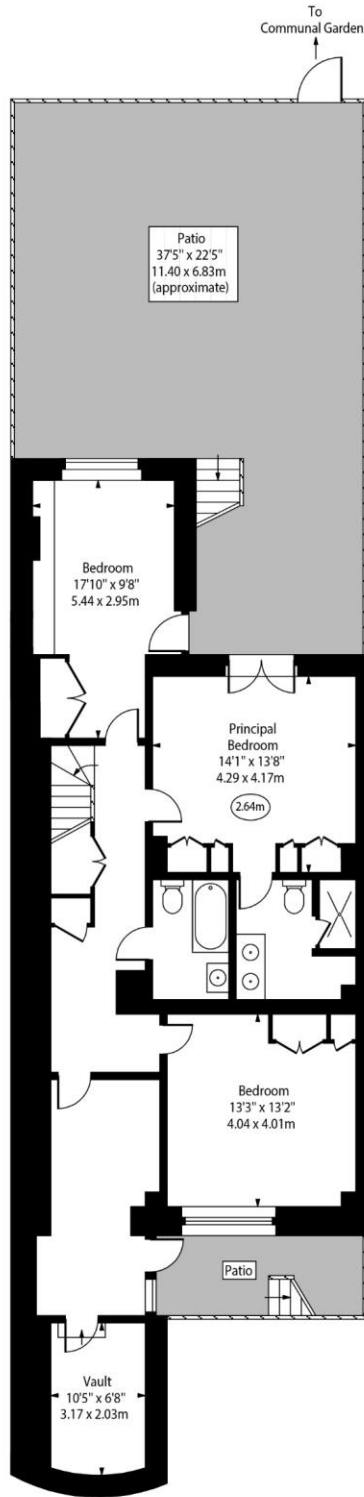
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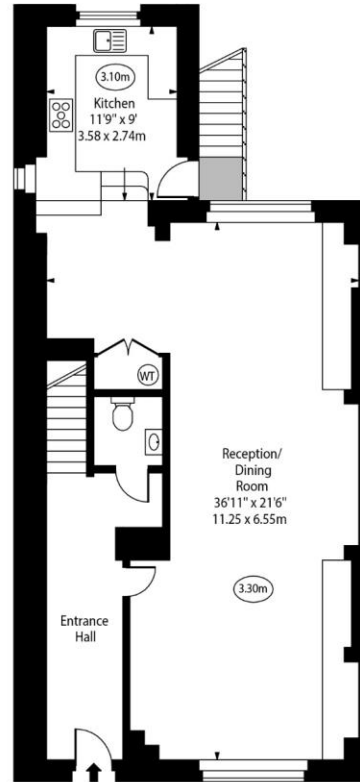
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○ - Ceiling Height



Lower Ground Floor



Upper Ground Floor

Approx Gross Internal Area 1952 Sq Ft - 181.34 Sq M
(Including Vault)

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