



Connaught House

Clifton Gardens, W9

Asking Price £1,300,000

A spectacular two bedroom, two bathroom apartment positioned on the second floor (with lift) of this white stucco fronted building and further benefitting from designated parking, and views over and access to the wonderful Little Venice Amenity Communal Gardens which has the almost unique benefit of access to a fantastic tennis court.

Delightfully bright with high ceilings, the accommodation comprises a large reception room with views over the garden, a fully fitted kitchen, two bedrooms with two bathrooms. One bathroom being en suite to the master bedroom.

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 stunning two bedroom apartment positioned on the second floor with a lift.
- Benefitting from a share in the freehold.
- The apartment benefits from designated off street parking.
- The apartment has views over and access to the spectacular Little Venice Amenity Garden.



Tenure: Share of Freehold 83 years 8 months

Service Charge: £4,400 pa

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	71	81
D (55-68)		
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

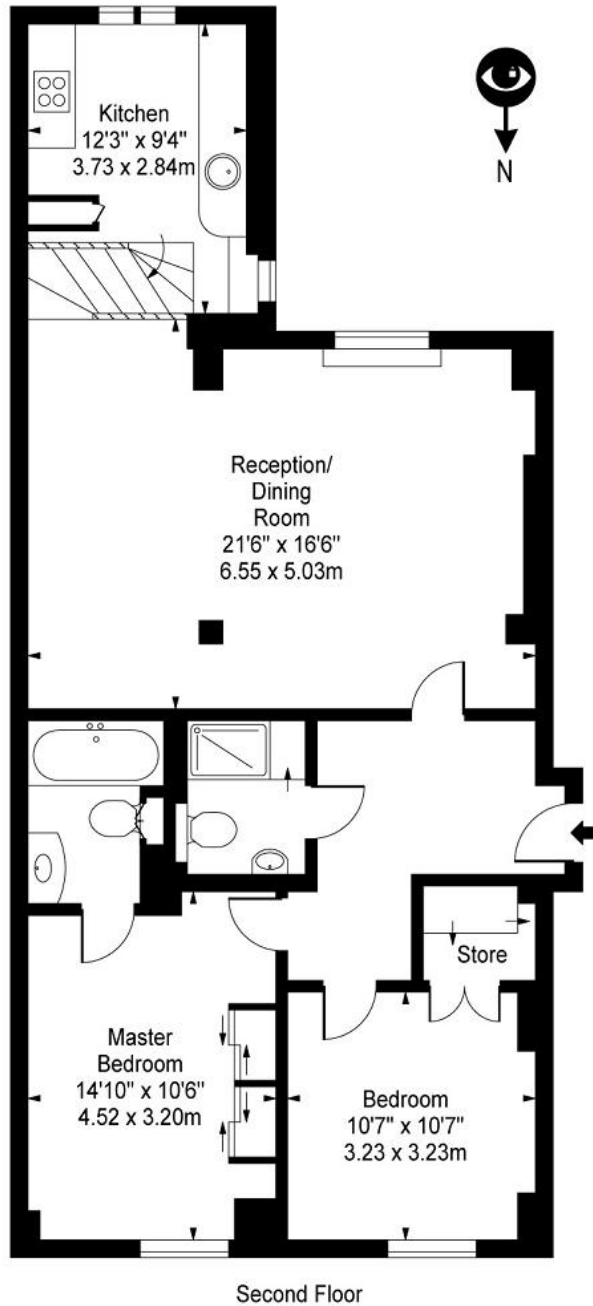
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**Connought House,
Clifton Road,
Maida Vale, W9**



Approx Gross Internal Area 940 Sq Ft - 87.33 Sq M

For Illustration Purposes Only - Not To Scale

Floor Plan by www.bpmmediagroup.com

Ref: No. P53194

