



# Castellain Road

London, W9

Asking Price £2,600,000

A superb and very rare to the market, four bedroom maisonette. This elegant period property, in need of some modernisation and spanning approximately 1615 square feet, is perfectly situated in the heart of Little Venice. Positioned on Castellain Road the apartment overlooks a large private garden to the rear and the ever popular Formosa Amenity Communal Garden beyond. The apartment also has direct access to the aforementioned garden.

With spectacularly high ceilings and abundant natural light throughout, the raised ground floor accommodation comprises a large reception room with French door to a balcony with steps down to the garden. A useful study/bedroom is accessed off the reception. Further to this a mezzanine has been created offering extra working or sleeping space. A large country style kitchen with plentiful storage is situated to the front. A central staircase leads past a family bathroom on the half landing down the lower floor. The garden level is made up of two large double bedrooms with access to a 'Jack and Jill' bathroom, a further bedroom and utility room. Two of the bedrooms offer further direct access to the garden. Plentiful vault storage is available via the front lightwell.

Castellain Road is a quiet, tree-lined street located moments from a fine selection of bijou shops, cafes and restaurants and between the excellent park and sports facilities of Paddington Recreation Ground and Little Venice. Tube and bus links are excellent, with Warwick Avenue underground station only a short walk away (Bakerloo Line). Near to Paddington Station for the Heathrow Express and Crossrail.





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- A stunning garden maisonette spanning approx. 1615 square feet.
- Benefitting from large private garden and direct access onto the wonderful Formosa Amenity Garden.
- The apartment requires some modernisation.
- Share of freehold with long underlying lease.





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**Tenure:** Share of Freehold 137 years 10 months

**Service Charge:** £4,000 pa

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** G

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***Chestertons Little Venice Sales***

26 Clifton Road

Maida Vale

London

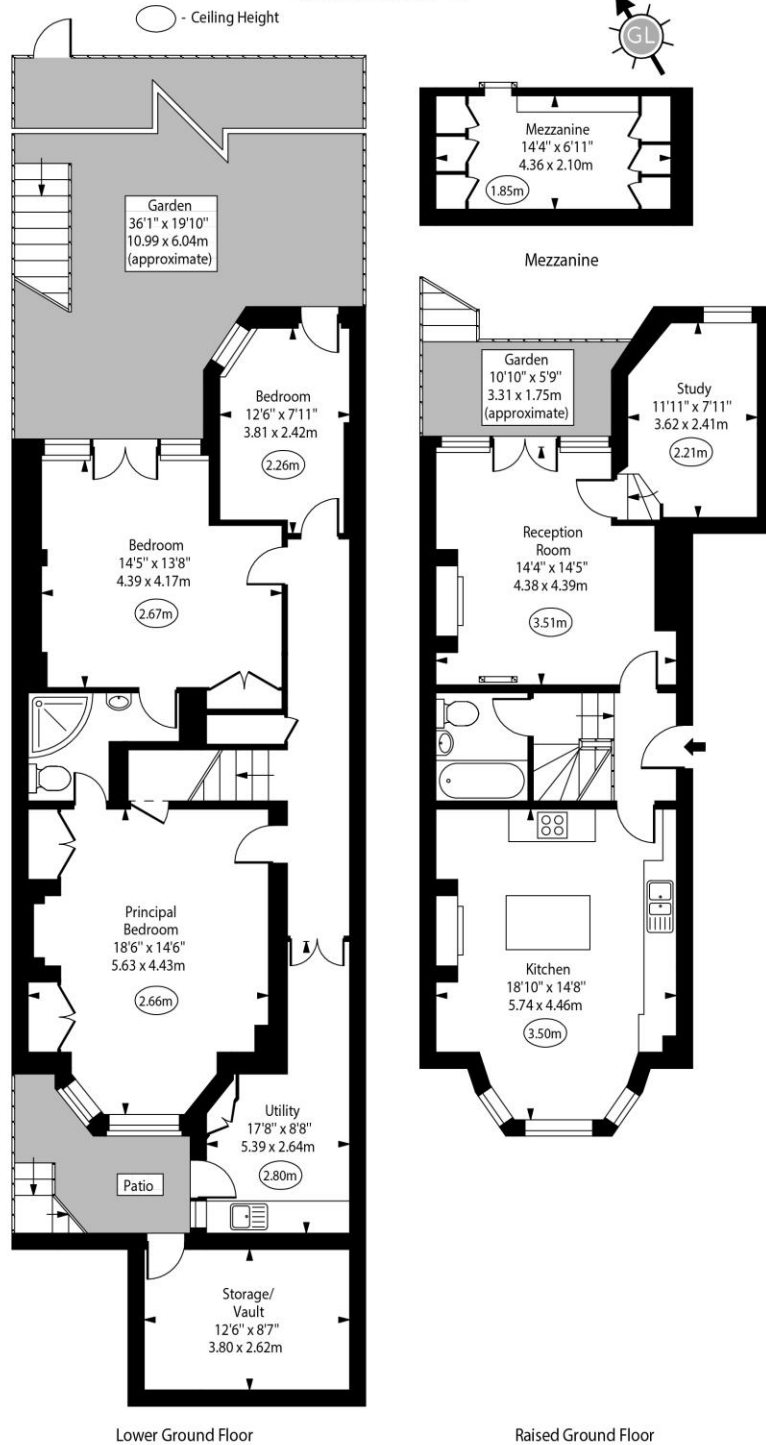
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Approx Gross Internal Area

1615 Sq Ft - 150.03 Sq M

(Including Mezzanine)

(Excluding Storage/ Vault)

For Illustration Purposes Only - Not To Scale

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