



Robert Close

Little Venice, W9

Asking Price £2,300,000

Tucked away in a quiet gated close in the heart of Little Venice is this stylish and very well presented 4 bedroom townhouse that benefits from designated off-street parking and a south facing patio garden.

Arranged over three floors and abundantly bright and airy throughout, the ground floor is made up as a large open plan living area, with a fully fitted modern kitchen and direct access to a private patio garden along with useful cloakroom. There are three good size double bedrooms on the first floor, with fitted wardrobes and one bedroom with its own en-suite bathroom and the others served by a large family bathroom. The second floor of the house is dedicated to the gargantuan master bedroom, with a large en suite bathroom.

Superbly located for Regents canal, the shops/cafes of Clifton Road and Warwick Avenue underground station (Bakerloo). Paddington (Heathrow Express) is also in close proximity.



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- Wonderful Townhouse in a Gated Development in central Little Venice.
- Four Spacious Bedrooms, Three Bathrooms & Stylish Kitchen.
- Patio Garden & Off Street Parking.
- Moments To Warwick Avenue Underground.



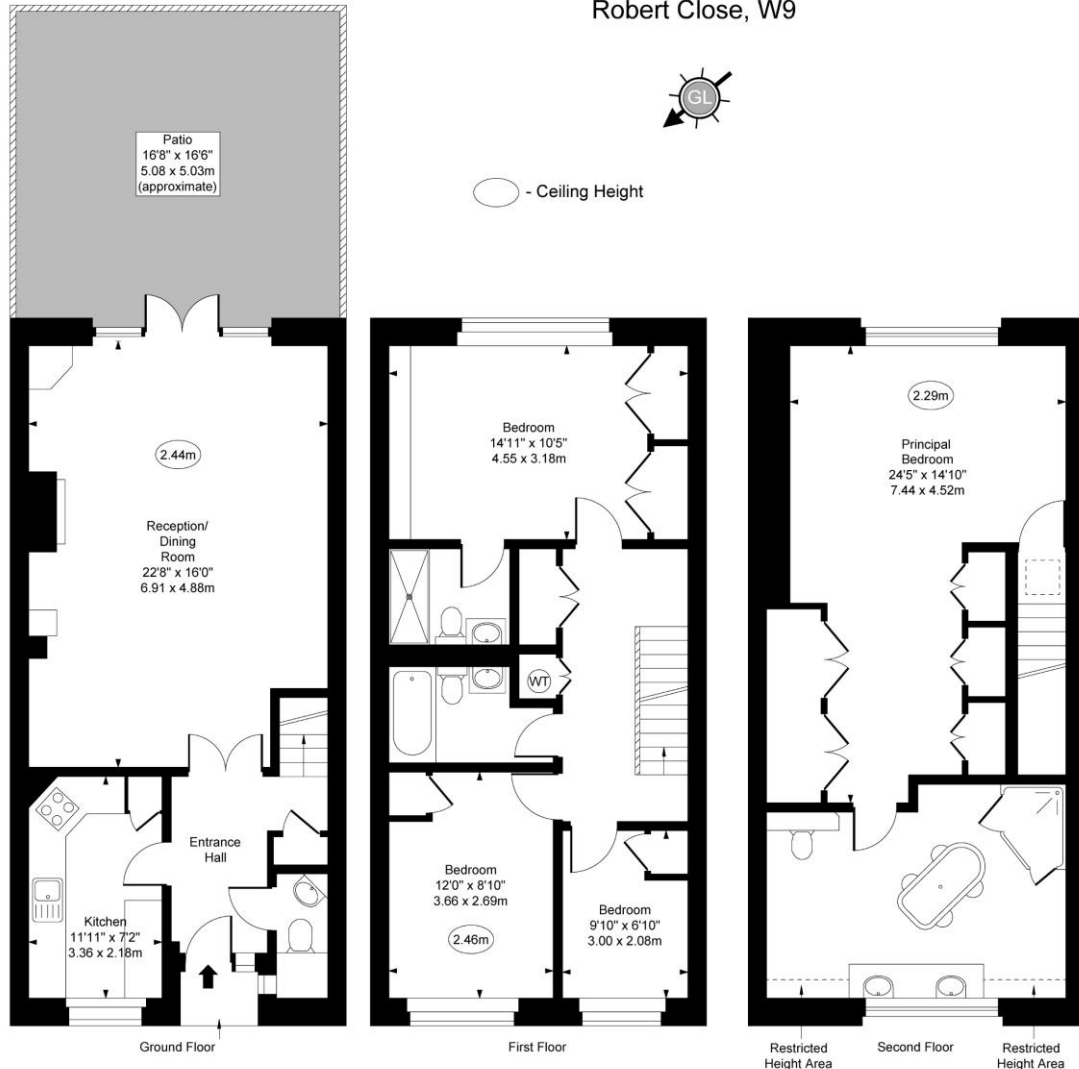
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		84
C (69-80)		
D (55-68)	62	
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
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

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Approx Gross Internal Area 1257 Sq Ft - 116.77 Sq M
 Approx Gross Internal Area Including Restricted Height 1268 Sq Ft - 117.80 Sq M

For Illustration Purpose Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 27387KH