



Robert Close

Little Venice, W9

Asking Price £2,350,000

Tucked away in a quiet gated close in the heart of Little Venice is a very attractive and beautifully presented townhouse with off street parking for two cars.

The stylishly modernised and flexible accommodation comprises reception room with French doors leading to a balcony, a fully fitted eat in kitchen, principal bedroom with plentiful storage and en suite bathroom, a second double bedroom with its own en suite bathroom and two further double bedrooms served by a spacious family bathroom. An extremely useful utility room is set on the ground floor along with a versatile second reception space that could be a second living area, television room, study or gym. The house has two cloakrooms, one on the ground floor and one on the first floor.

Robert Close is a private gated close in the heart of Little Venice just moments from Warwick Avenue underground station (Bakerloo Line) which provides access to Paddington Railway Station, Heathrow Express and West End. The picturesque Regents Canal and the numerous cafes and amenities of Clifton Gardens are also close by.



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- A charming freehold house set within a gated development in central Little Venice.
- Spanning approx. 1975 square feet and finished to a high standard throughout.
- Benefitting from parking for two cars.
- A charming balcony is set off the reception room.



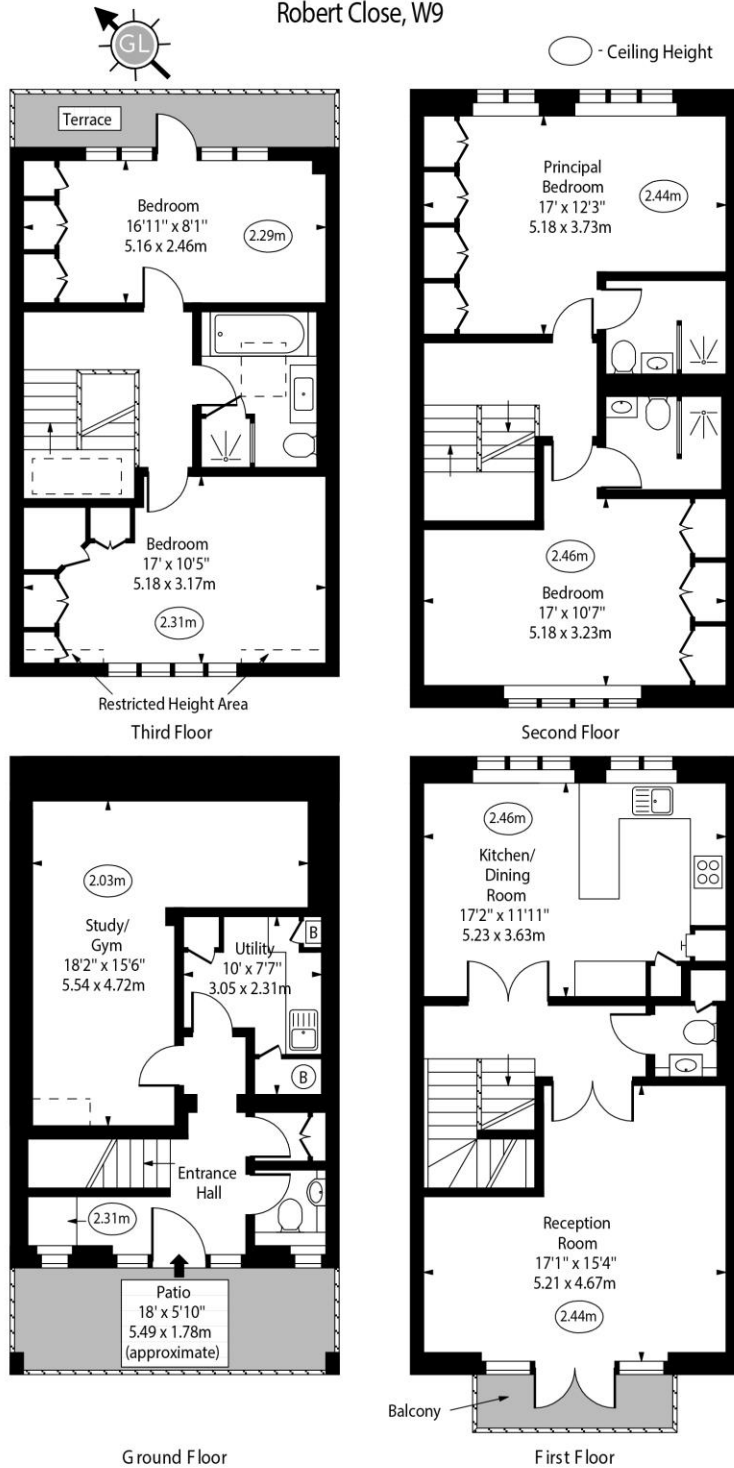
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		84
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

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Ground Floor

First Floor

Approx Gross Internal Area

1968 Sq Ft - 182.83 Sq M

Approx. Floor Area Including Restricted Heights

1975 Sq Ft - 183.48 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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