



# Clifton Gardens

Maida Vale, W9

Asking Price £950,000

Positioned on the first floor (with lift) of this wonderful stucco fronted building is this large two bedroom apartment spanning approximately 740 square feet.

With abundantly high ceilings and plentiful natural light, the accommodation comprises a large reception room with access onto a charming balcony, a separate fully fitted kitchen, a master bedroom with plentiful storage and en suite bathroom, a second double bedroom also with its own en suite, and a separate cloakroom.

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).





# Clifton Gardens

Maida Vale, W9

- A charming and bright first floor two bedroom apartment spanning approx. 740 square feet.
- The building has the rare benefit of having a lift.
- Positioned in central Little Venice close to transport links.
- The apartment comes with a share in the freehold and exceptionally long underlying lease.





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**Tenure:** Share of Freehold 972 years 11 months

**Service Charge:** £3,551.69 pa

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

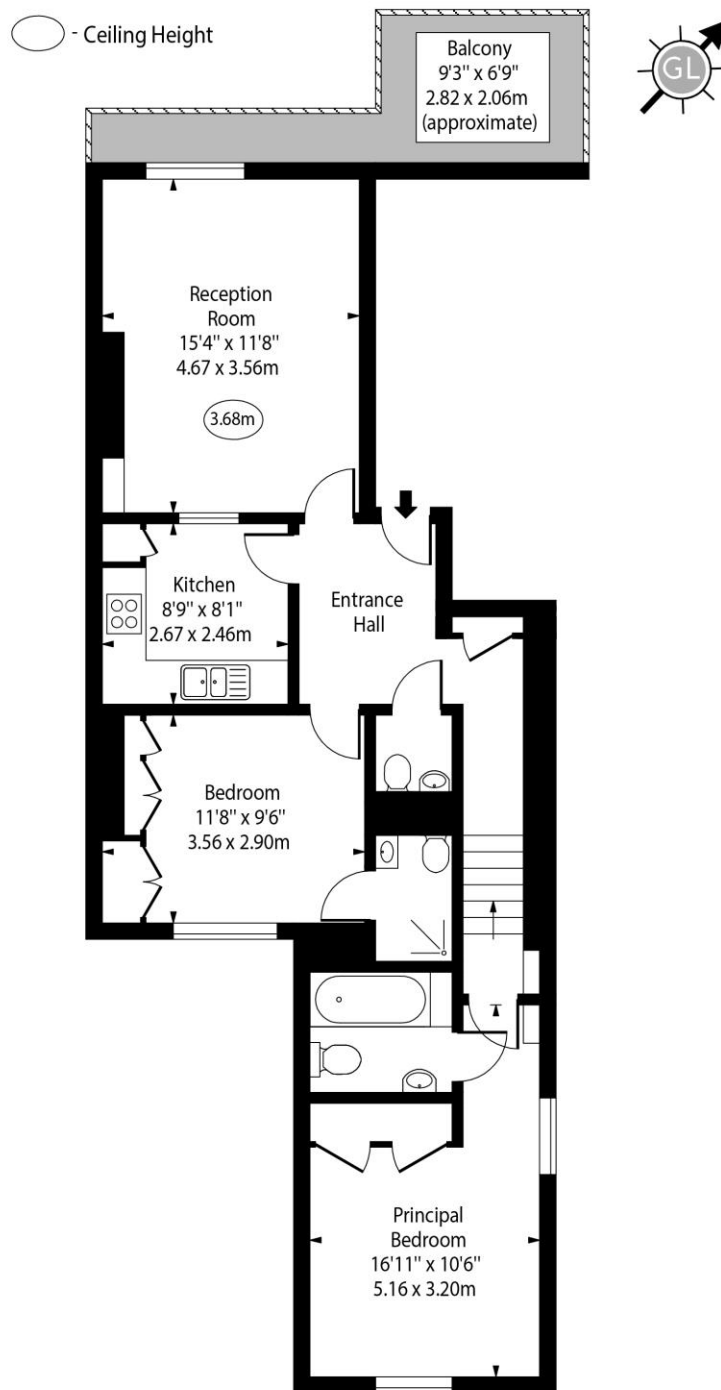
W9 1SX

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# Clifton Gardens, W9



First Floor

Approx Gross Internal Area 736 Sq Ft - 68.37 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 027533E

