



# Lanark Road

Little Venice, W9

Asking Price £2,500,000

A beautifully refurbished garden maisonette in the heart of Little Venice.

Offering excellent entertaining space including cinema room, modern design and three/four bedrooms. The reception & open plan kitchen offer excellent entertaining space leading directly to the garden through bi-fold doors. The apartment further benefits from a master bedroom with en-suite bathroom & ample wardrobe space, two further bedrooms, two further modern bathrooms, fantastic cinema room & a large utility room. There is underfloor heating throughout, CAT 5 wiring.

Lanark Road is superbly located to take advantage of the local amenities, which include the shops/cafes of Clifton Road and Warwick Avenue underground.





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## Little Venice, W9

- Cinema Room
- Private Garden
- Centrally Located
- Share of Freehold





**Tenure:** Share of Freehold  
**Service Charge:** £1,343.28 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)	61	73
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

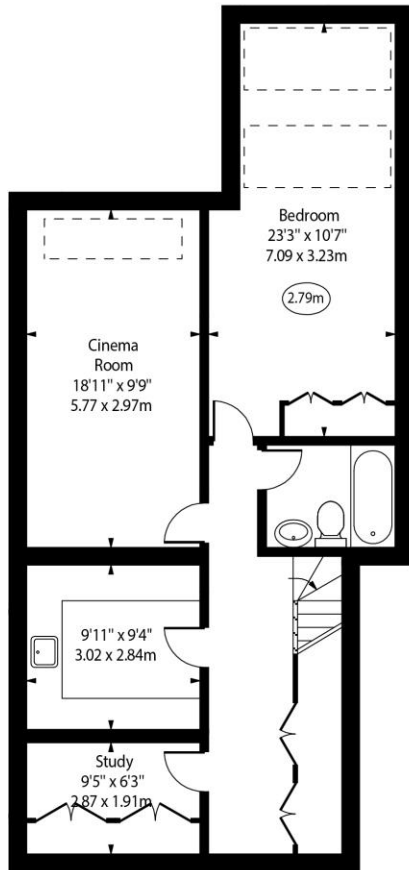
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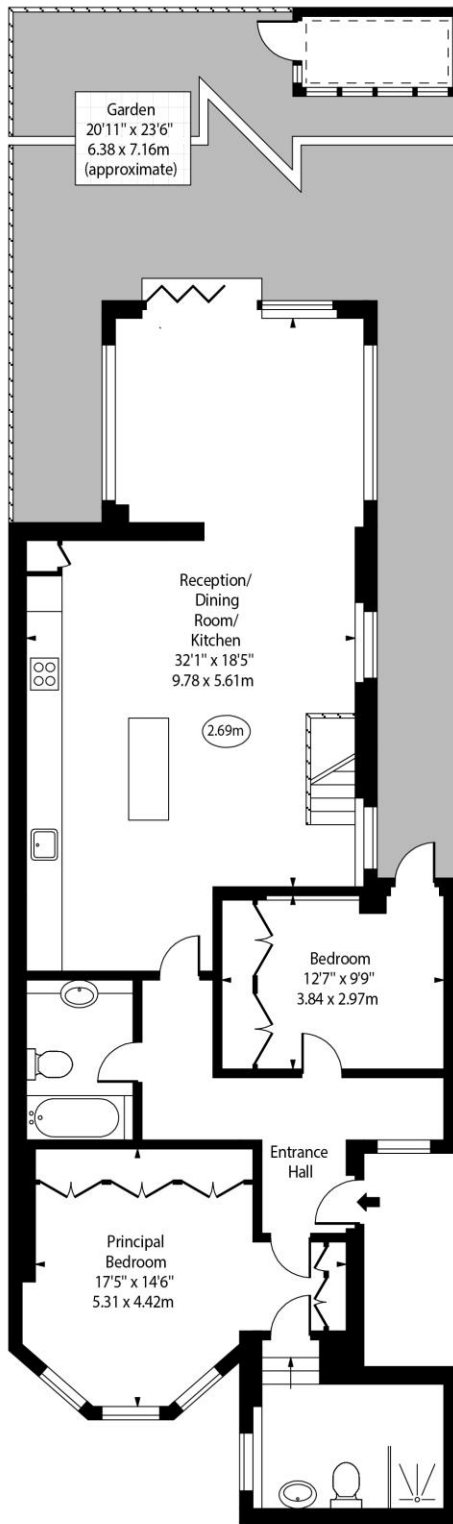
Lanark Road,  
Little Venice, W9



○ - Ceiling Height



Basement



Lower Ground Floor

Approx Gross Internal Area 2005 Sq Ft - 186.26 Sq M

For Illustration Purposes Only - Not To Scale

