



Howley Place

Little Venice, W2

Asking Price £800,000

Positioned on the second floor in this imposing detached Regency style building is this charming and bright two bedroom apartment spanning approximately 763 square feet.

With abundant natural light and wonderful views, the accommodation comprises a reception room, separate fully fitted kitchen, a spacious master bedroom and second bedroom both of which are served by a family bathroom.

The apartment is conveniently located close to the shops and cafés of Clifton Road and the transport facilities of Warwick Avenue underground station (Bakerloo line). Little Venice benefits from a wide array of local amenities such as cafes, bars, restaurants, florists and green grocers accessible via Clifton Road and Formosa Street. The local area has excellent transport links from Warwick Avenue as well as Paddington Station (Heathrow Express) and strong bus links. The nearby Regents Canal is home to dozens of narrow boats, water cafes, art gallery and a hotel boat.

CHESTERTONS



Howley Place

Little Venice, W2

- A charming two bedroom apartment spanning approximately 763 square feet.
- Positioned on the second floor and benefitting from abundant natural light.
- Set with a detached Regency style building.
- Benefitting from a share in the freehold and exceptionally long underlying lease.



Tenure: Share of Freehold 954 years 9 months

Service Charge: £3590.96

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	78 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

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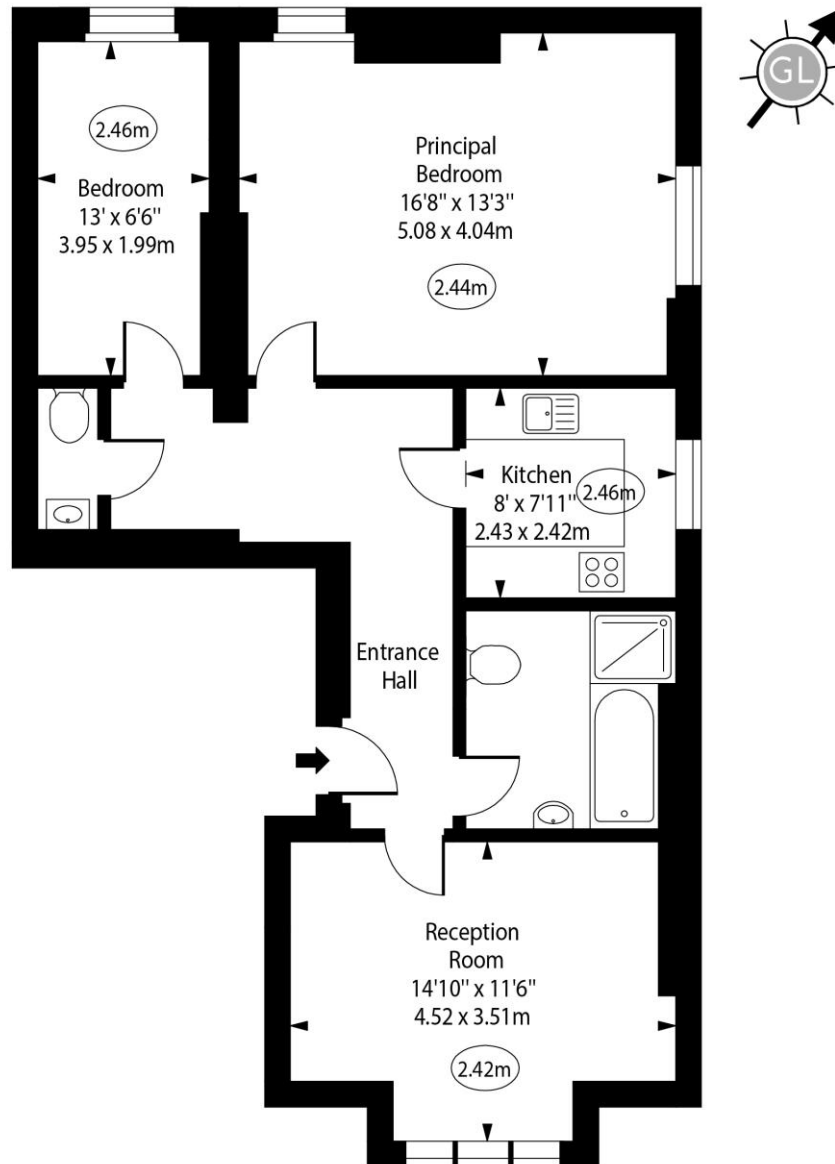
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 763 Sq Ft - 70.88 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

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