



# Castellain Road

Little Venice, W9

Asking Price £775,000

A rare opportunity to acquire this magnificent two-bedroom, two bathroom apartment positioned on the first floor, which has been renovated to exacting standards, with many of its original features restored or reinstated.

Castellain Road is a quiet, tree-lined street located moments from a fine selection of bijou shops, cafes and restaurants and between the excellent park and sports facilities of Paddington Recreation Ground and Little Venice.

Tube and bus links are excellent, with Warwick Avenue underground station only a short walk away (Bakerloo Line). Near to Paddington Station for the Heathrow Express and Crossrail. Residents parking.

**CHESTERTONS**





# Castellain Road

## Little Venice, W9

- A stunning first floor two bedroom apartment spanning approx. 700 square feet.
- Benefitting from a long lease.
- Finished to the most spectacular standard.
- Positioned on central Little Venice close to transport links.





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**Tenure:** Leasehold 174 years 5 months  
**Service Charge:** £0 Ad Hoc  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

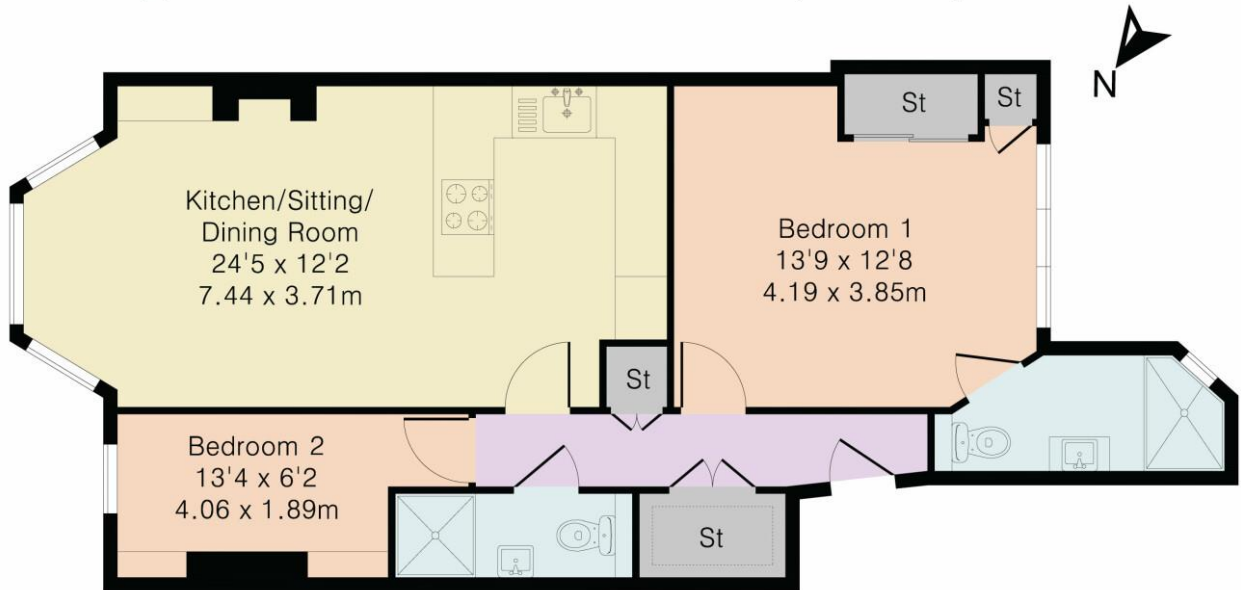
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Little Venice Sales*

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**Approximate Gross Internal Area 700 sq ft - 65 sq m**



**First Floor**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

