



# Blomfield Road

London, W9

Asking Price £475,000

Positioned on the first floor of a stucco fronted conversion in central Little Venice is this spacious studio apartment spanning approx. 380 square, which, with the relevant permissions, could be converted to a charming one bedroom apartment.

With views over and access to a charming communal garden to the rear and the Regent's Canal to the front, the accommodation comprises a spacious studio room, a large family bathroom along with a fitted kitchen.

Blomfield Road is located within walking distance to Warwick Avenue Underground station (on the Bakerloo Line) and the shops, restaurants and cafes on Formosa Street and Clifton Road.

**CHESTERTONS**





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London, W9

- A spacious studio that could be converted into a charming one bedroom apartment (with relevant permissions.)
- Spanning approx. 380 square feet and with access to wonderful communal gardens.
- Benefitting from a long lease.
- The apartment is positioned in central Little Venice with easy access to transport links.





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**Tenure:** Leasehold 172 years 1 months  
**Service Charge:** £1,431.12 pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

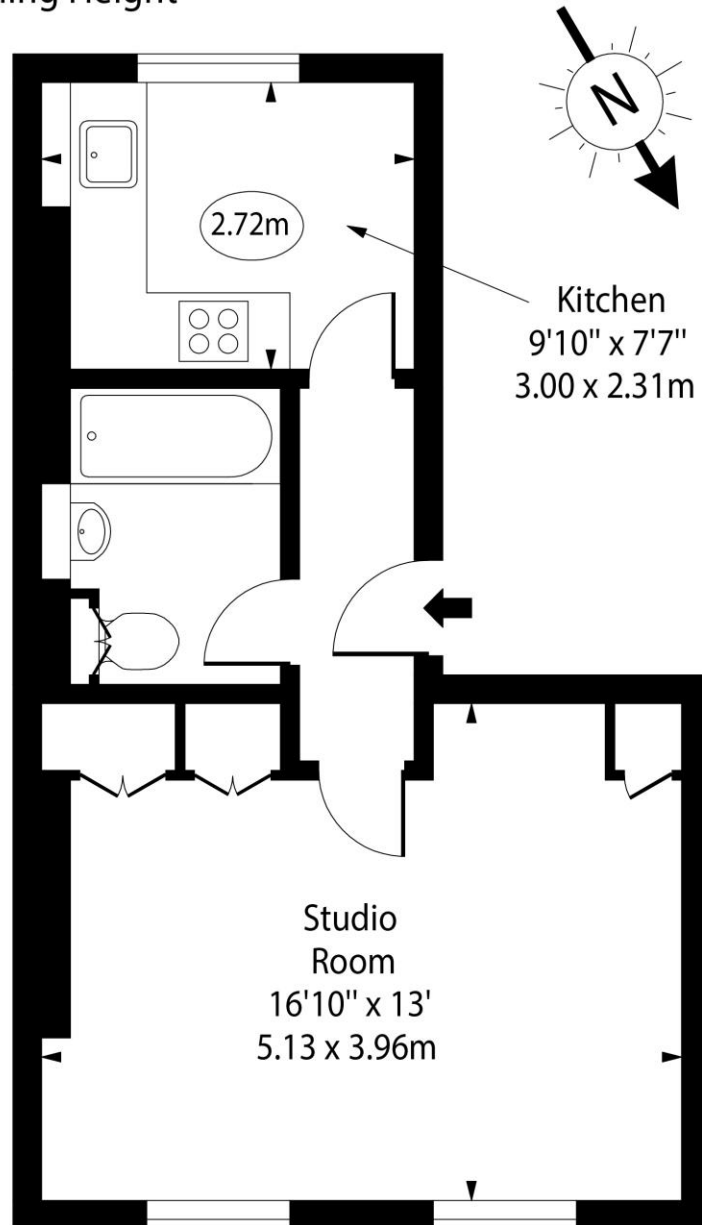
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# Blomfield Road, W9

○ - Ceiling Height



First Floor

Approx Gross Internal Area      384 Sq Ft - 35.67 Sq M

For Illustration Purposes Only - Not To Scale

