



Clifton Gardens

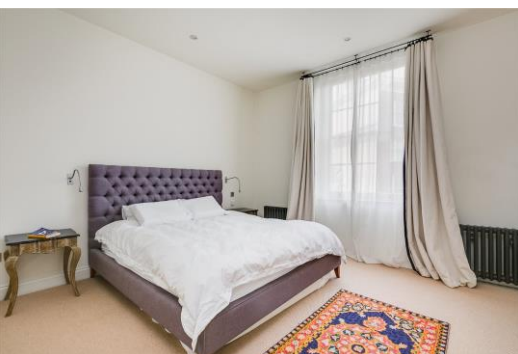
Little Venice, W9

£2,000 per week
(£8,666.67 pcm)

A beautiful two bedroom set on the second floor of this stunning period conversion, in the heart of Little Venice and only moments to Warwick Avenue underground. EPC rating D.

SHORT LET

CHESTERTONS



Clifton Gardens

Little Venice, W9

- Beautiful Period Building
- Huge Reception Room With Modern Kitchen
- Two Double Bedrooms & Two Contemporary Bathrooms
- Moments To Warwick Avenue
- EPC Rating D



Set on the second floor of a spectacular stucco fronted building, overlooking the stunning Crescent Garden is this spacious and light two bedroom apartment.

Benefitting from private parking space and access to the communal gardens, accommodation comprises two double bedrooms, two bathrooms, cloakroom with laundry area, a huge New York loft style open plan sitting, dining, kitchen area offering light and abundant space overlooking the garden.

Clifton Gardens is superbly located to take advantage of the local amenities, which include Warwick Avenue (Bakerloo line) and the

Tenure: To be advised

Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)	65	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

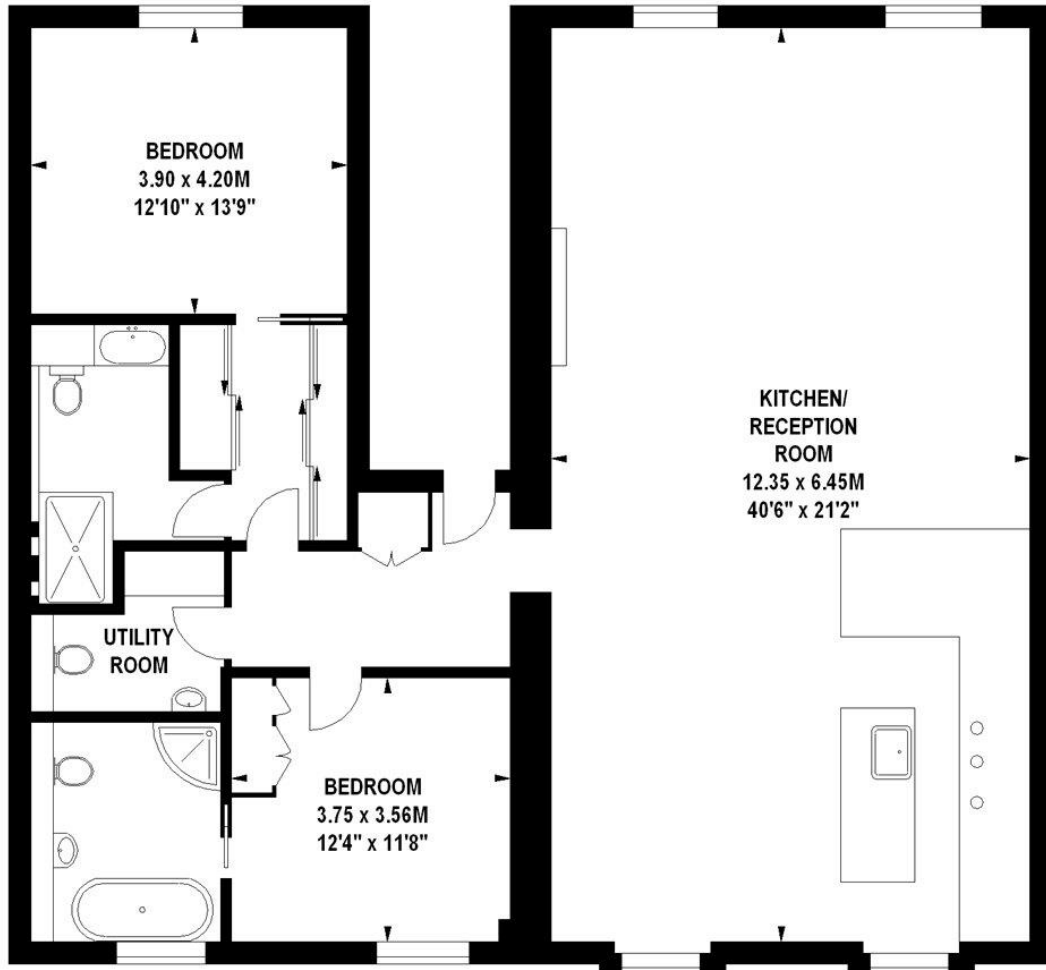
Chestertons Little Venice Lettings

26 Clifton Road
 Maida Vale
 London
 W9 1SX
lettings.littlevenice@chestertons.com
 02072662369
[chestertons.com](https://www.chestertons.com)

Clifton Gardens, W9

Approximate gross internal area

148.64 sq m / 1600 sq ft



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright of FeaturePRO.

