



# Bristol Gardens

London, W9

£5,000 per month  
(£1,153.85 per week)

A stunning three bedroom, two bathroom garden maisonette set in a period conversion located in the heart of Little Venice. The property further benefits from direct access to the communal gardens, whilst Warwick Avenue station is only moments away.



# Bristol Gardens

London, W9

- Period Conversion
- Stylish Kitchen & Spacious Reception With Access To Private Garden
- Three Bedrooms & Two Contemporary Bathrooms
- Moments To Warwick Avenue Station
- 1167sqft
- EPC Rating D

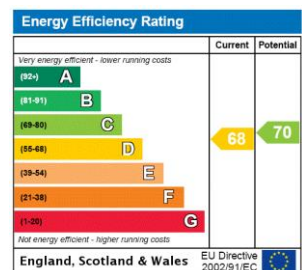


A stunning three bedroom garden maisonette set in a period conversion located in the heart of Little Venice.

The property comprises a large reception room with high ceilings and direct access to the private garden, a spacious modern eat-in kitchen, large master bedroom with ample storage, second double bedroom, a third bedroom/study and two stylish bathrooms.

Further benefits include access to the communal gardens, whilst Warwick Avenue station is only moments away.

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G  
**EPC Rating:** D  
**Unfurnished**



### Chestertons Little Venice Lettings

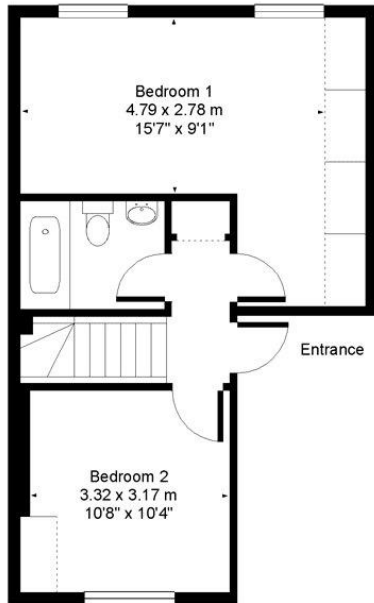
26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenice@chestertons.co.uk  
02072662369  
chestertons.co.uk

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.co.uk/property-to-rent/applicable-fees

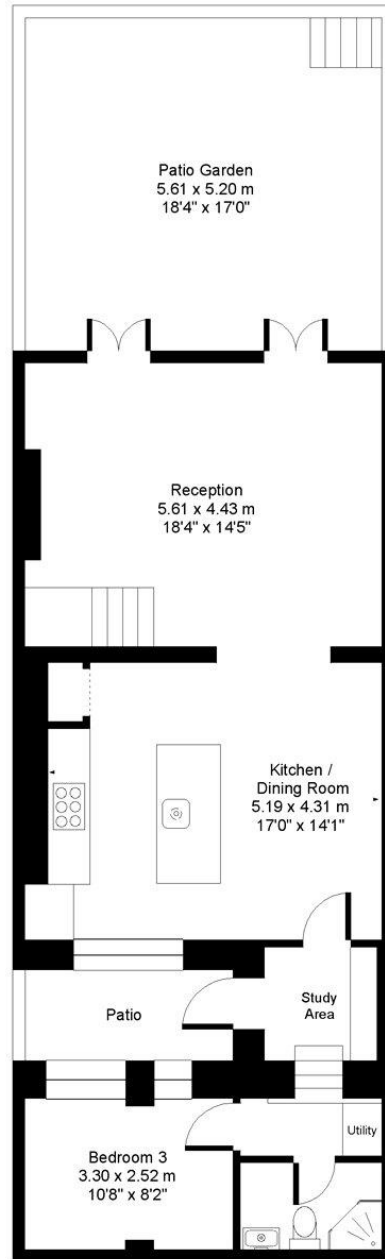
# Bristol Gardens W9



Access to  
communal gardens



**RAISED  
GROUND FLOOR**



**LOWER GROUND FLOOR**

Approx. Gross Floor Area = 108 sq.meters • 1167 sq.feet

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.  
Prepared by Swan Photography 01435 863908

