



Bristol Gardens

Little Venice, W9

£2,950 per month
(£680.77 per week)

A charming, high quality 2 bed garden flat in a pretty Little Venice street. Comprising: Reception leading to a lovely kitchen, 2 bedrooms with direct access to a private patio and modern bathroom. Newly refurbished bathroom. EPC rating D.



Bristol Gardens

Little Venice, W9

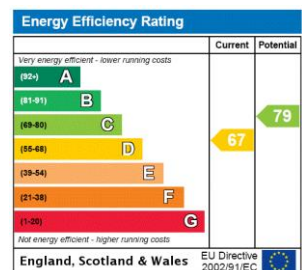
- Charming Cottage Style Garden Flat
- 2 Bedrooms & 1 Bathroom
- Reception With Private Garden
- Moments To Warwick Avenue
- EPC Rating D



We are delighted to offer this newly redecorated charming, high quality 2 bed garden flat in a pretty Little Venice street. Comprising good size reception with original fireplace and built in bookshelves leading to a lovely hand built kitchen, 2 bedrooms (one double & one single) both with lots of storage and direct access to a beautiful private patio garden.

Newly refurbished bathroom with double-ended bath and rose head shower. The flat is situated only moments from the canal, local restaurants, pubs and the cafes & shopping of Formosa street. Warwick Avenue underground station is within a short walk.

Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: Westminster City Council
Council Tax Band: F
EPC Rating: D
Furnished



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

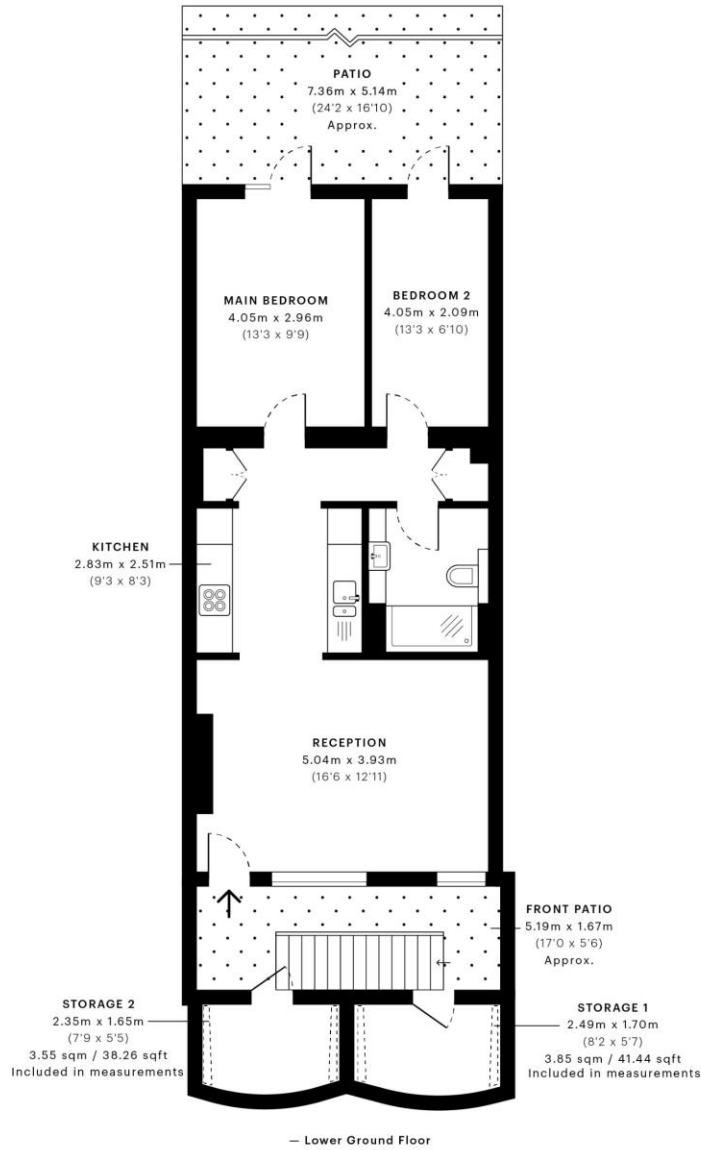


Bristol Gardens, W9

CAPTURE DATE 24/08/2022 LASER-SCAN POINTS 53,057,276

GROSS INTERNAL AREA

66.80 sqm / 719.03 sqft



 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
66.80 sqm / 719.03 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head height
61.96 sqm / 666.93 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.90 sqm / 9.69 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.72 sqm / 718.17 sqft
IPMS 3C RESIDENTIAL 62.80 sqm / 675.97 sqft

spec id 62f563e3fbc3b0dd8a388be

