



Clarendon Gardens, Maida Vale W9



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A distinguished stucco fronted freehold terrace house, extending to 3,139 sq ft, discreetly situated behind a beautifully landscaped front garden in the heart Little Venice.

The property, arranged as five bedrooms, has been extensively renovated, providing elegant family living with access to an enchanting rear garden.



Guide price: £4,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

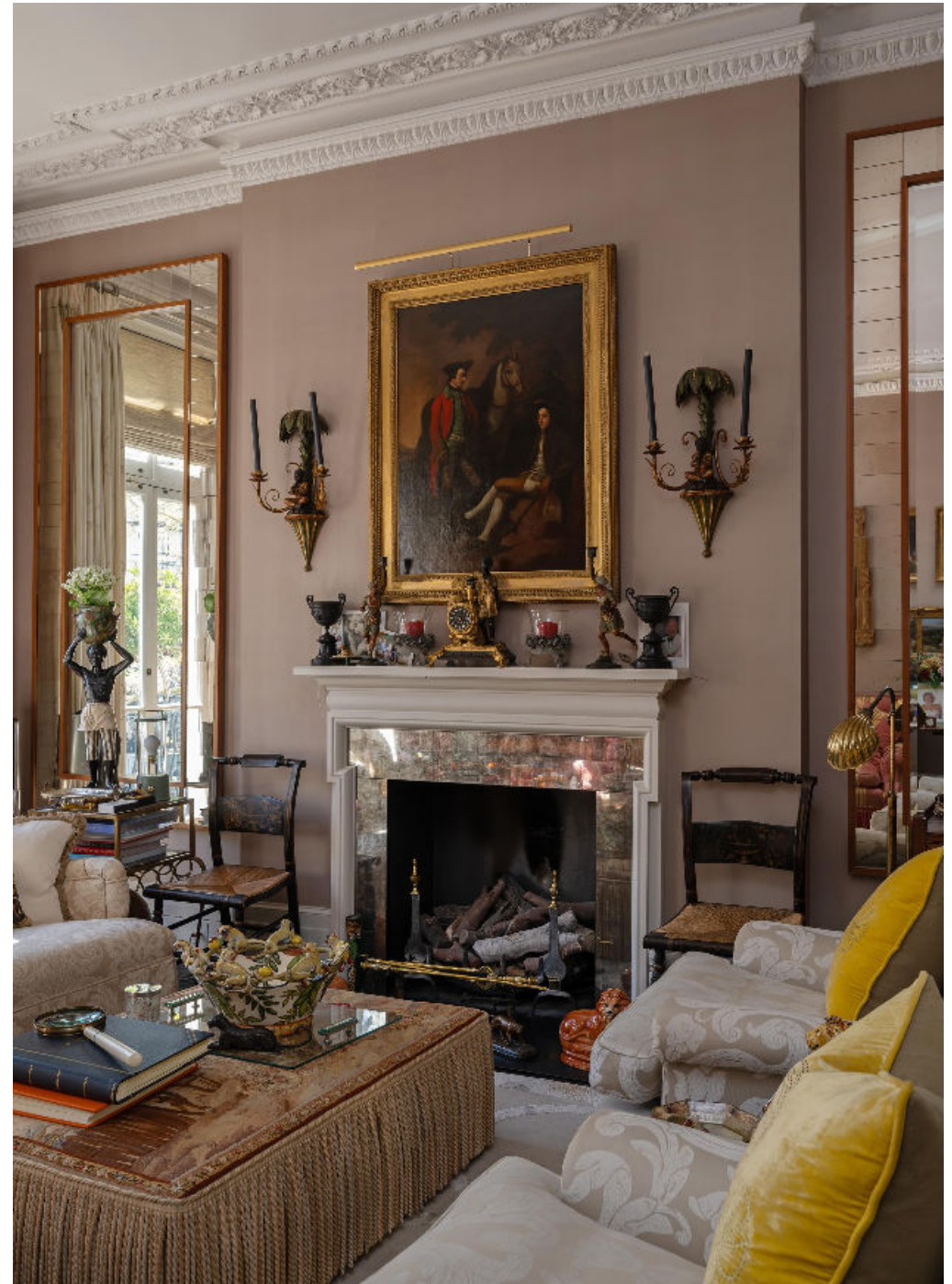


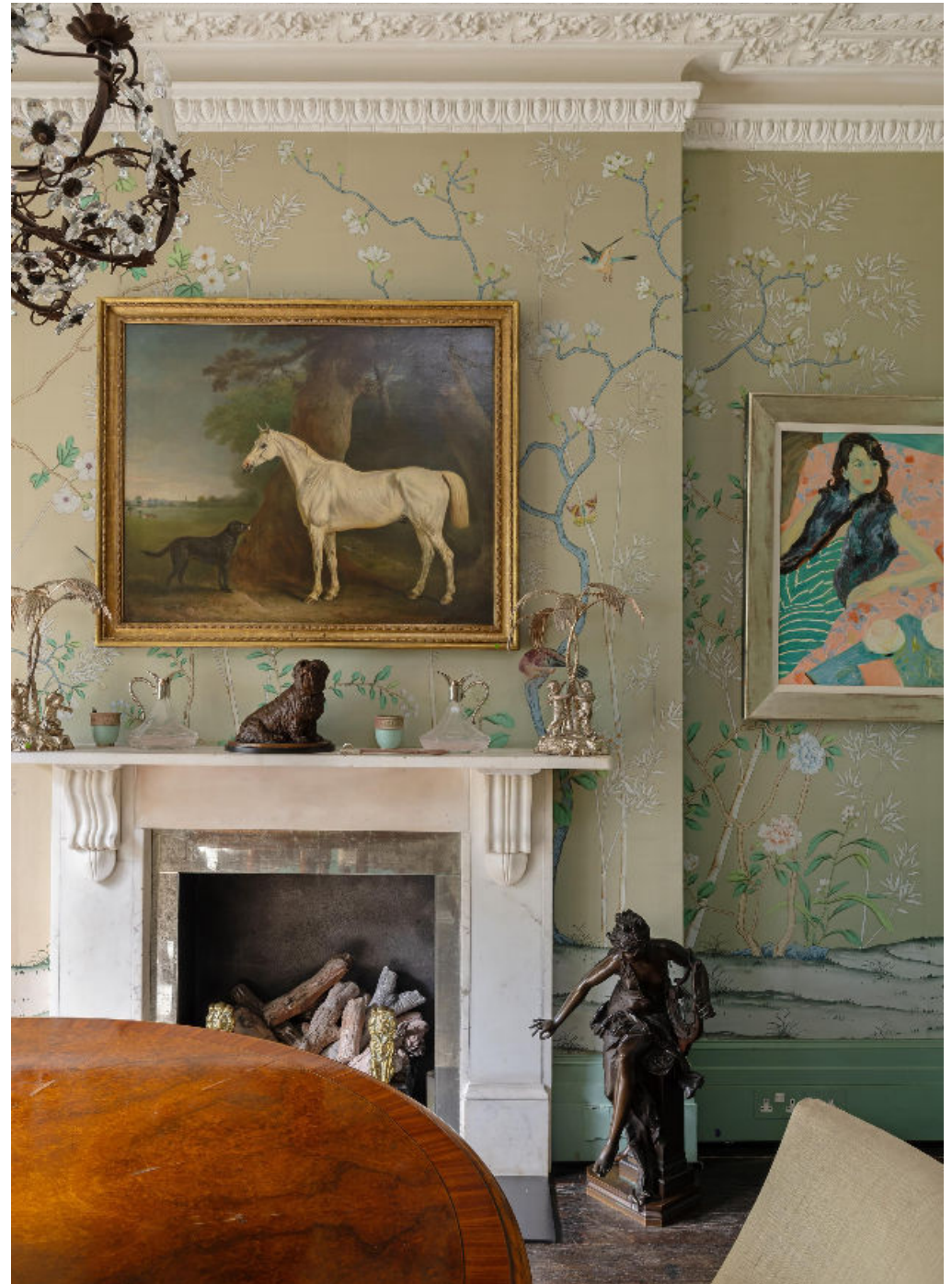


Location

Little Venice is a picturesque location where the Grand Union and Regents Canals meet and is home to a number of waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. Warwick Avenue Underground Station (Bakerloo Line) provides access to Central London.



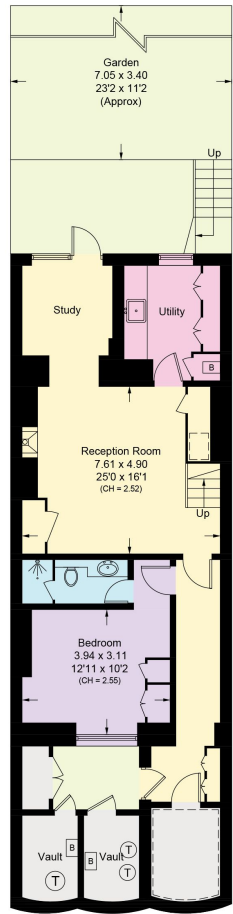




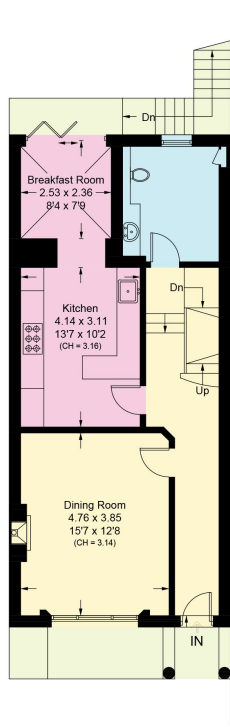




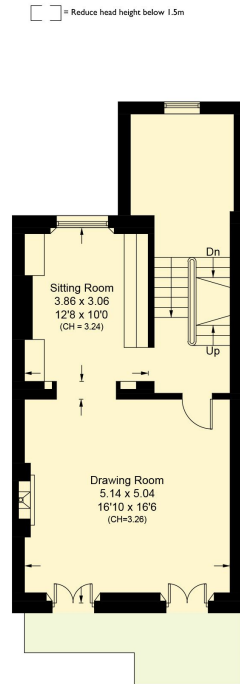




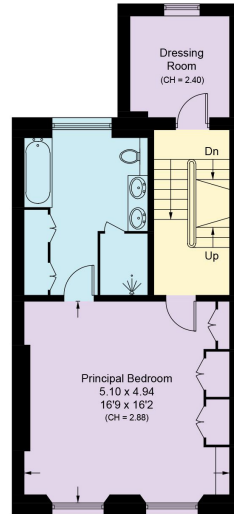
Lower Ground Floor
 Approximate Area = 70.4 sq m / 758 sq ft
 Including Limited Use Area (4.7 sq m / 50 sq ft)



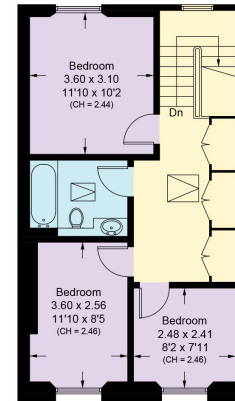
Ground Floor
 Approximate Area = 63.5 sq m / 683 sq ft



First Floor
 Approximate Area = 55.1 sq m / 593 sq ft



Second Floor
 Approximate Area = 54.8 sq m / 590 sq ft



Third Floor
 Approximate Area = 47.9 sq m / 515 sq ft

☐ = Reduce head height below 1.5m

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Approximate Area = 291.7 sq m / 3139 sq ft
 Vault = 8 sq m / 86 sq ft
 Total = 299.7 sq m / 3225 sq ft
 Including Limited Use Area (4.7 sq m / 50 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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