

# Clifton Gardens, Little Venice W9

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A rare and excellent opportunity to purchase a large (863 sq ft) one bedroom, first-floor apartment featuring stunning views across the sought-after Crescent Communal Gardens.

The property is in excellent condition and benefits from generous accommodation with high ceilings, a grand reception room with full-length sash windows that open out to a balcony, offering a wealth of natural light, a gas fireplace with an ornate surround, a kitchen/breakfast room and a spacious principal bedroom suite. The apartment is part of a beautiful, period-converted stucco-fronted house located on one of the most sought-after roads in Little Venice.



**Asking price:** £1,450,000

**Tenure:** Share of freehold plus leasehold, approximately 956 years remaining

**Service charge:** £2,800 per annum, reviewed annually. We have been unable to confirm the next review dates for the service charge. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** F



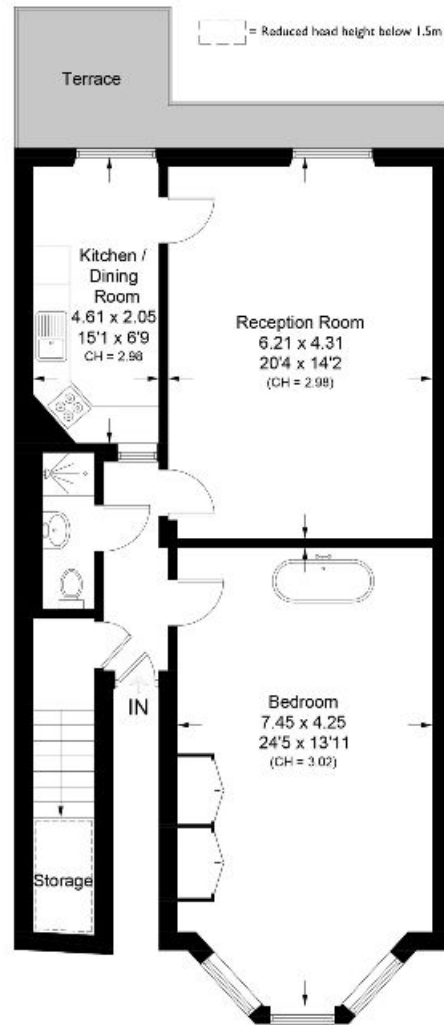




Clifton Gardens is situated within 0.2 miles of the boutique shops and cafes on Clifton Road, the famous Regents Canal (0.15 miles) and Warwick Avenue Underground Station (Bakerloo line - 100 metres).







**First Floor**

## Clifton Gardens, W9

Approximate Area = 78.7 sq m / 847 sq ft  
Including Limited Use Area (2.0 sq m / 21.5 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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