

Bristol Gardens, Little Venice W9



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This well-presented property is arranged over two floors and benefits from a roof-top terrace and well-arranged living spaces. Entry is on the first floor, with the second floor comprising a light-filled reception room, fully equipped kitchen and shower room.

Upstairs, you'll find two well-proportioned bedrooms, each designed with comfort and style in mind. The principal bedroom features an en suite bathroom, and the second bedroom is also a good size with extensive wardrobe space. One of the standout features of this stunning apartment is the private roof terrace.



Guide price: £1,250,000

Tenure: Share of freehold plus leasehold, approximately 960 years remaining

Service charge: £1,127.52 per annum, reviewed periodically by Leaseholders who are shareholders in the freehold. The next review date is unknown, you should ensure that you or your advisors make your own inquiries.

Local authority: City of Westminster

Council tax band: F









Location

This outdoor space offers the perfect spot for dining and entertaining while enjoying panoramic views of the surrounding area.

Bristol Gardens in Little Venice has exceptional transport links. The area is well-served by several London Underground Stations, including Warwick Avenue and Maida Vale (Bakerloo Lines). The nearby Paddington Station is a major transport hub, providing national rail services, including the Heathrow Express and the Elizabeth Line.

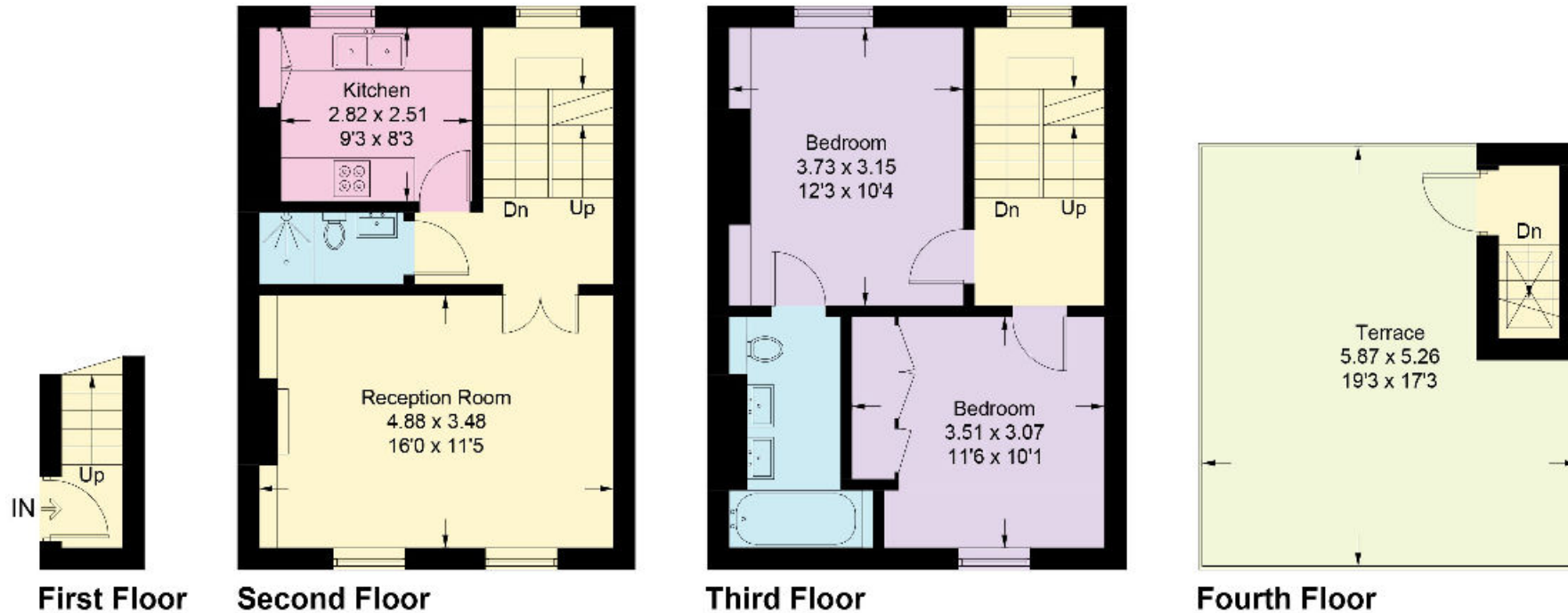


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Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



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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