



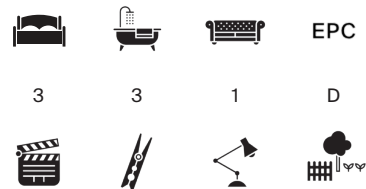
LANARK ROAD

Little Venice W9



THE RECENTLY REFURBISHED THREE BEDROOM GARDEN FLAT

Offering excellent entertaining space that features a cinema room/
gym multi-use room. The reception and open-plan kitchen offer
excellent entertaining space, which leads straight into the garden
through modern bi-fold doors.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold with approximately 979 years remaining

Service charge: £1,400 per annum, reviewed annually*

Asking Price: £2,500,000



LANARK ROAD, LITTLE VENICE W9

The apartment benefits from a good-sized principal bedroom with en suite bathroom and good storage, two additional bedrooms, two modern bathrooms, and a large utility room. There is underfloor heating throughout, along with CAT 5 wiring.

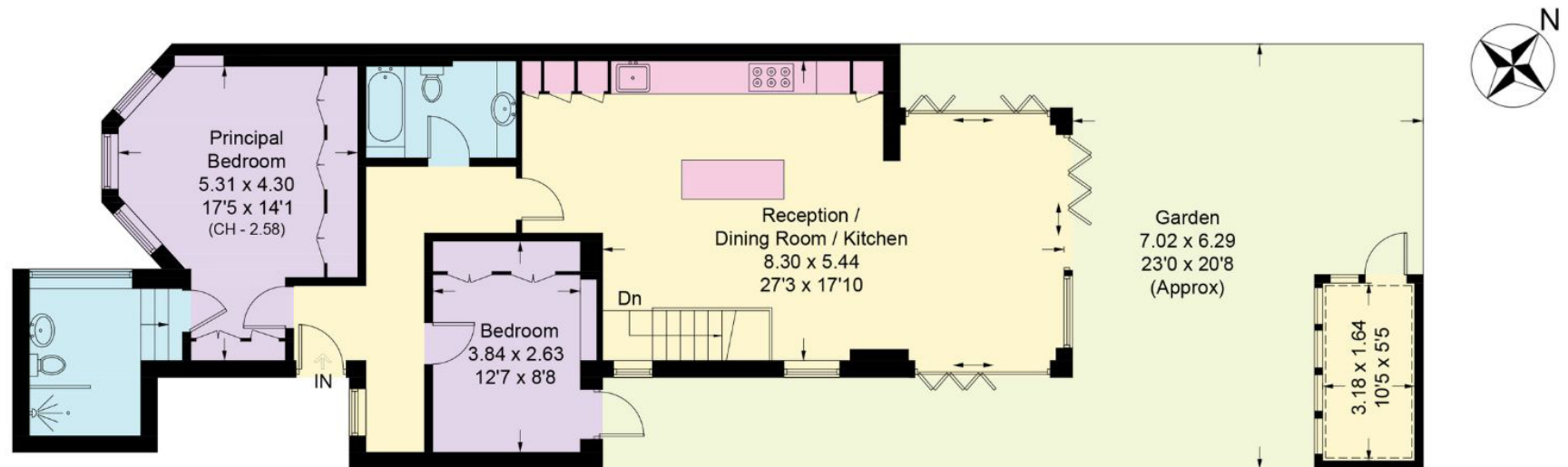
Lanark Road is a highly desirable road in the heart of Little Venice. Situated on the corner of Clifton Road, the cafes and restaurants are on your doorstep. Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line) are both nearby (0.3 miles and 0.4 miles), providing direct access to Baker Street and Paddington.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.



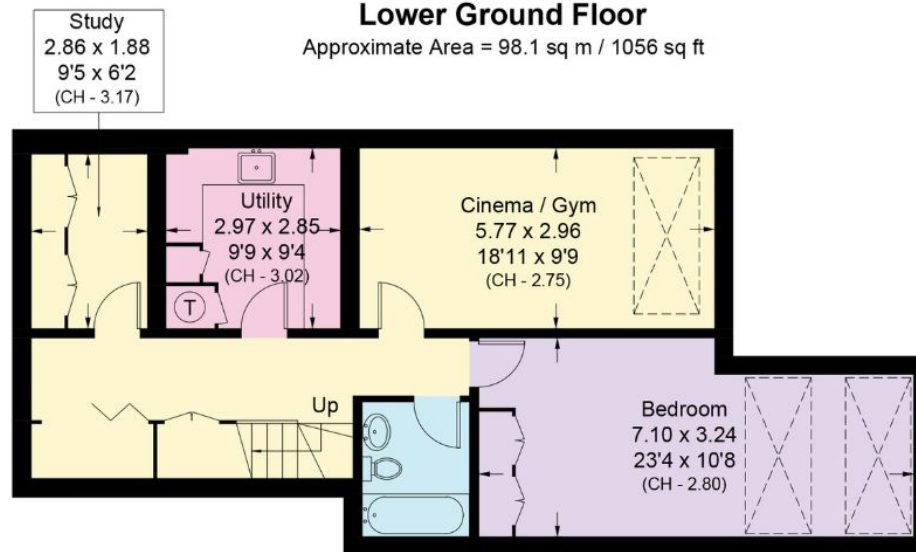






Lower Ground Floor

Approximate Area = 98.1 sq m / 1056 sq ft



Basement

Approximate Area = 74.0 sq m / 796 sq ft

(Including Basement / Outbuilding)
Approximate Gross Internal Area = 177.4 sq m / 1,909 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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