



CLARENDON GARDENS

Little Venice W9



AN IMPRESSIVE THREE BEDROOM APARTMENT

Set over the lower ground and raised ground floors of a handsome Victorian period conversion in Little Venice, W9. The property retains wonderful period features, including high ceilings and large sash windows that flood the interiors with natural light.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 954 years remaining

Ground rent: A peppercorn

Service charge: £1,387 per annum (paid half-yearly), reviewed annually. The next review date is in 2026.

Asking Price: £1,795,000



CLARENDON GARDENS, LITTLE VENICE W9

A private entrance leads to generous accommodation comprising a spacious reception room flowing seamlessly into a dining area and fitted kitchen — creating an excellent space for entertaining or relaxed family living. A bathroom/laundry room completes the lower level. The raised ground floor offers three well-proportioned double bedrooms and a stylish family bathroom. Externally, the home benefits from a delightful private patio garden, providing a tranquil outdoor retreat.

This prime location is close to the beautiful waterside cafes and pubs of Clifton Road, Little Venice, and the vibrant amenities of Paddington, Maida Vale, and Warwick Avenue. Residents enjoy easy access to boutique shops, restaurants, and cultural attractions, with nearby green spaces, including Hyde Park and Regent's Park, for outdoor leisure.

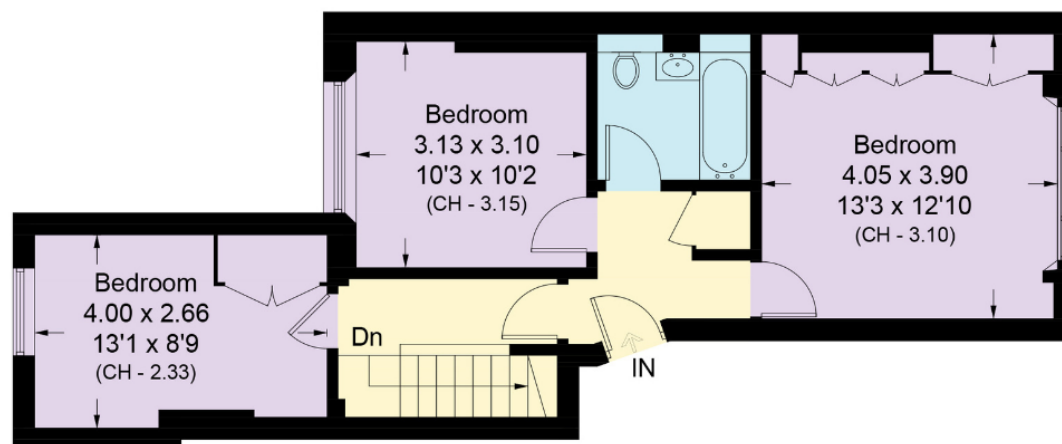






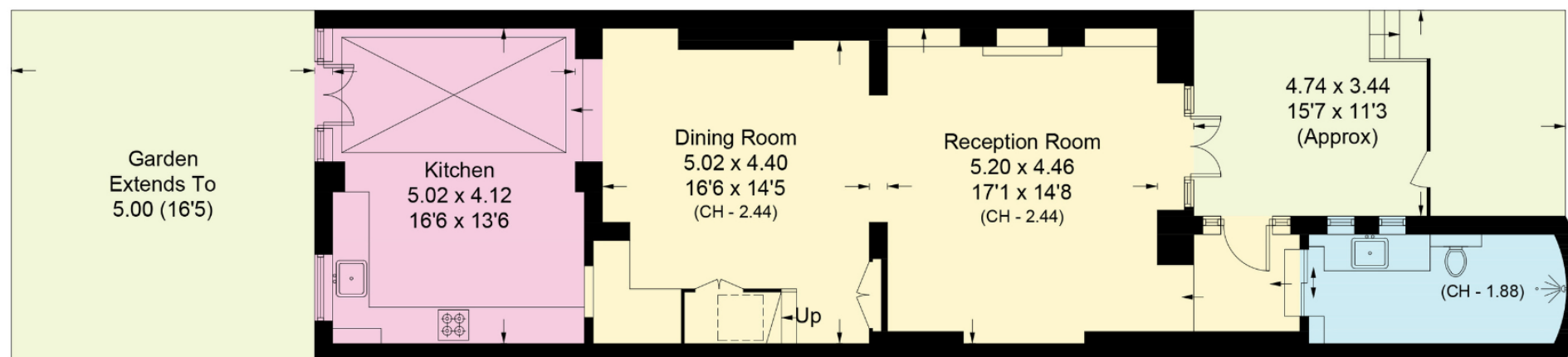


 = Reduce head height below 1.5m



Ground Floor

Approximate Area = 52.7 sq m / 567 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Lower Ground Floor

Approximate Area = 84 sq m / 904 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)

(Including Limited Use Area 0.9 sq m / 9 sq ft)
Approximate Gross Internal Area = 136.7 sq m / 1,471 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.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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