



CLIFTON GARDENS

Little Venice W9



A MODERN FIRST-FLOOR APARTMENT

With a private terrace in Little Venice, W9. Set in an elegant stucco-fronted period building, this elegant two bedroom flat features classic proportions throughout. The property features a bright and spacious reception room with high ceilings and a large sash window.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of freehold, plus leasehold with approximately 80 years remaining

Ground rent: £50 per annum, reviewed annually. The next review date is 2026.

Service charge: Circa £2,500 per annum, reviewed annually. The next review date is 2026.

Asking Price: £895,000



CLIFTON GARDENS, LITTLE VENICE W9

The separate modern kitchen is fully fitted with integrated appliances with access to a private terrace, while the generous principal bedroom benefits from a mezzanine storage level and en suite bathroom. There's also a second bedroom and a shower room. Both bedrooms also have direct access to a balcony.

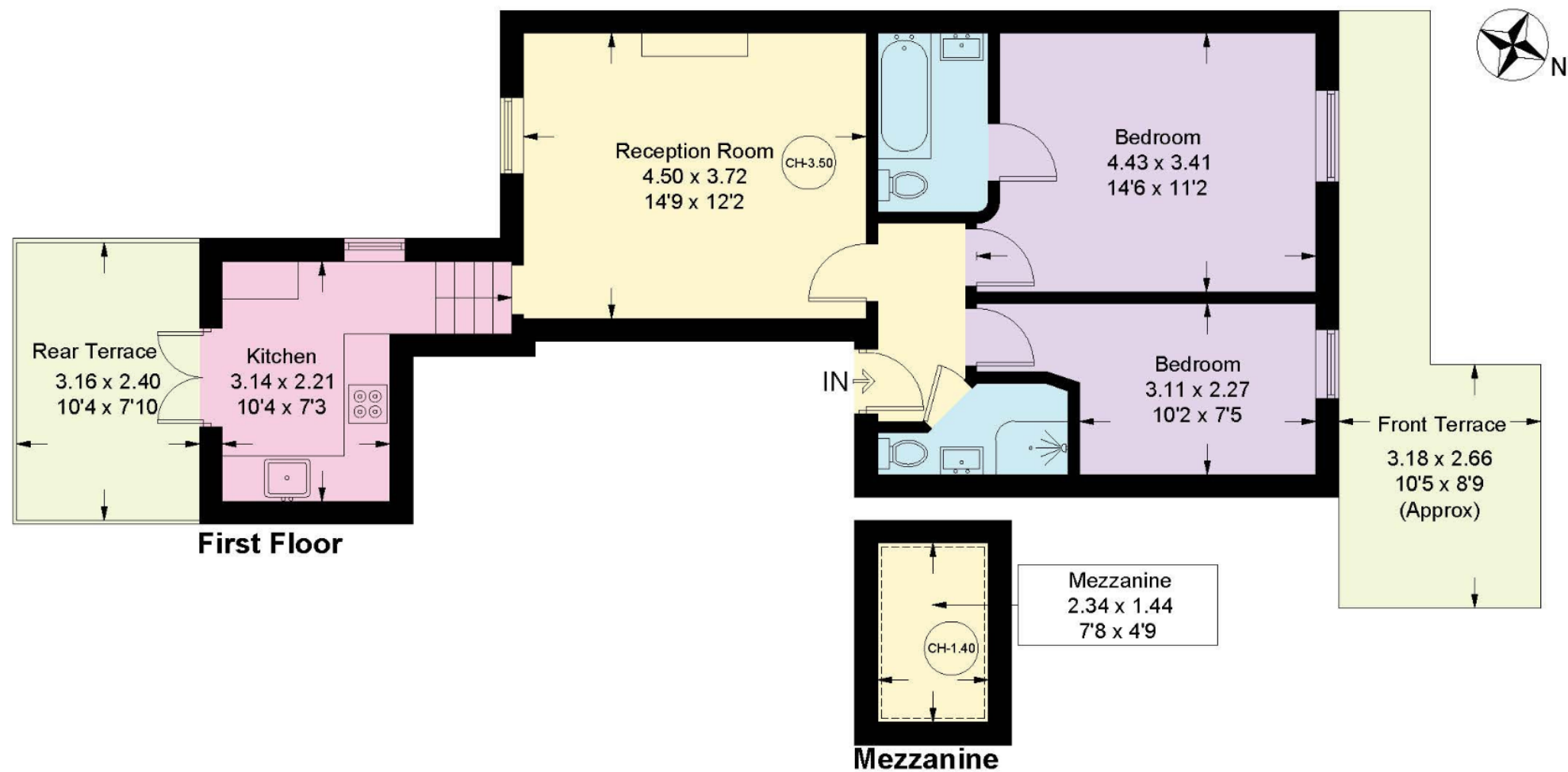
Located moments from the amenities of Little Venice, including Warwick Avenue Underground Station (Bakerloo Line) and Paddington Underground Station (Bakerloo, District, Circle, Hammersmith and City, and Elizabeth Lines). It is situated in the middle of two of the most famous Royal Parks: Regent's Park and Hyde Park.

Little Venice is a picturesque pool of water where the Grand Union and Regent's Canals meet and is home to a number of waterside cafes, pubs and eateries.









(Excluding Mezzanine Storage 3.4 sq m / 36 sq ft)
 Approximate Gross Internal Area = 59.7 sq m / 643 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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