



BLOMFIELD ROAD, W9

LITTLE VENICE, LONDON





KEY FEATURES

- Large garden
- Driveway
- Opposite Regent's Canal

An elegant, double fronted detached family home of approximately 5679 sq ft which benefits from an exceptional 120ft rear private garden which backs onto the prestigious communal gardens of Little Venice.

This magnificent and contemporary home offers grand proportions throughout and has a seamless flow between the living areas which are also flooded with natural light. The ground floor houses the grand reception room and study with stunning views onto the private garden. The eat-in kitchen and family/dining area is situated on the lower ground floor which leads directly onto the pretty garden, which leads directly onto the little Venice communal gardens with tennis court and play area. This floor also boasts a separate utility room, cinema room and courtyard with entrance from the kitchen. This home is arranged over 4 floors, with the upper 2 floors being occupied by the bedrooms. The master suite on the 1st floor has an abundance of wardrobe space and a luxurious en suite. There are an additional 3 bedrooms, one on the first floor and the other 2 on the second floor both with en suite and designed in a loft style with an additional mezzanine area.

The house further benefits from secure off-street parking for up to 3 cars at the front of the house, set back from the road behind a walled and gated entrance.

Available on a furnished or unfurnished basis



5 BEDROOM



5 BATHROOM





ACCOMMODATION

- Reception room
- Dining/family room
- Kitchen
- Utility
- Study
- Cinema room
- Principal bedroom with ensuite
- 2 further bedrooms with ensuites
- Bedroom
- Driveway
- Courtyard
- Garden
- Summer house





COMMUNAL GARDENS

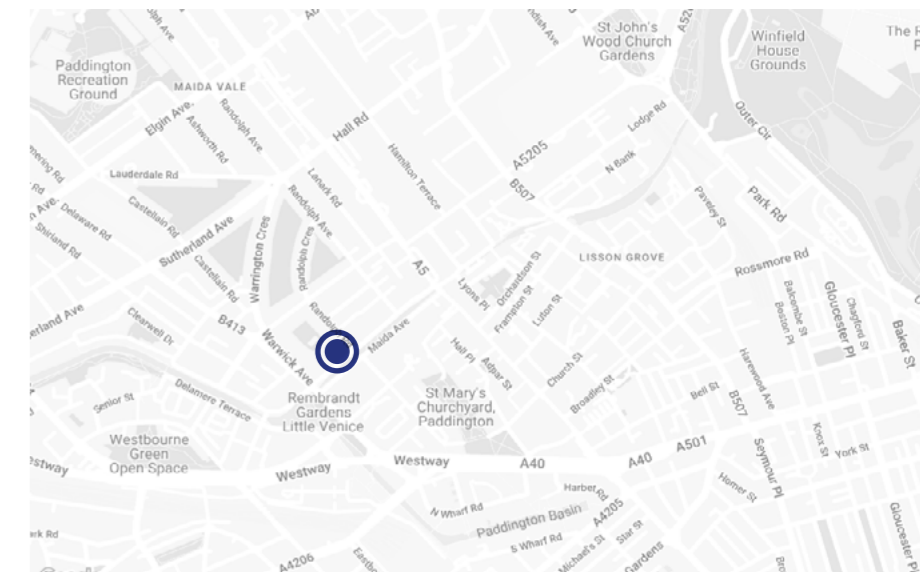
Living on Blomfield Road grants you the privilege of having direct access to the exquisite communal gardens nestled in the heart of Little Venice, right at the back of your own garden. These meticulously maintained green spaces offer a serene retreat from the bustle of city life, where you can immerse yourself in the tranquility of nature's beauty. Furthermore, these gardens boast additional amenities such as tennis courts and a play area, providing endless opportunities for leisure and recreation right at your doorstep.





LOCATION

Blomfield Road is located on one of Little Venice's premier roads, facing the Western side of the Regent Canal, perfectly positioned in Maida Vale. With the Canal and Edgware Road nearby, full of beautiful coffee shops and restaurants. The nearest station is Warwick Road Underground Station (Bakerloo Line) provides access to Central London.



FLOORPLAN

Approx Gross Internal Area:
527.7 sq m / 5,679 sq ft

Not to Scale



TERMS

Price: POA

EPC: D

Council Tax Band: H

Available for short and long term let

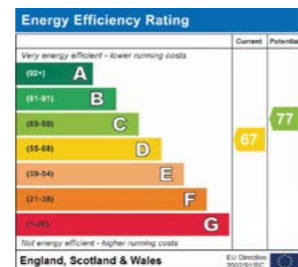
Viewing: By appointment only



ST JOHNS WOOD LETTINGS

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