



Cumberland House | Clifton Gardens | Little Venice | W9

Asking Price - £2,450,000





Located in Little Venice, is this beautifully presented and recently refurbished three bedroom apartment, spanning an impressive 1,464 sq ft of living space. The apartment is discreetly accessed via its own private entrance and is set within an exceptionally well maintained white stucco period building featuring high ceilings and elegant original detailing.

The apartment offers a large reception space incorporating a dining area and a bespoke kitchen. There are three well-proportioned bedrooms, each with its own ensuite bathroom, as well as a guest W/C and extensive custom built storage throughout. The property enjoys an abundance of natural light, access to landscaped communal gardens at the front, and the beautifully renowned Crescent Garden communal gardens to the rear. Residents may also apply for on street parking permits via Westminster Council.

Clifton Gardens enjoys a superb Little Venice location, moments from the Regent's Canal and the boutiques, restaurants, and cafés of Clifton Road. Transport connections are excellent, with Warwick Avenue station (Bakerloo Line) just a short stroll away, while nearby Paddington Station provides Circle, District, Bakerloo, and Hammersmith & City lines, as well as National Rail and the Heathrow Express.

- Three well-proportioned bedrooms
- Modern bespoke kitchen
- Ample storage space
- 3.6m Ceiling height
- Private entry
- Three ensembles and guest W/C
- Underfloor heating
- White stucco period building
- Communal garden access
- Located in Little Venice

**Local Authority:** Westminster

**Council Tax Band:** G

**EPC:** D

**Tenure:** Leasehold 87 years remaining

**Ground Rent:** £900 P/A

**Service Charge:** £8,500 P/A









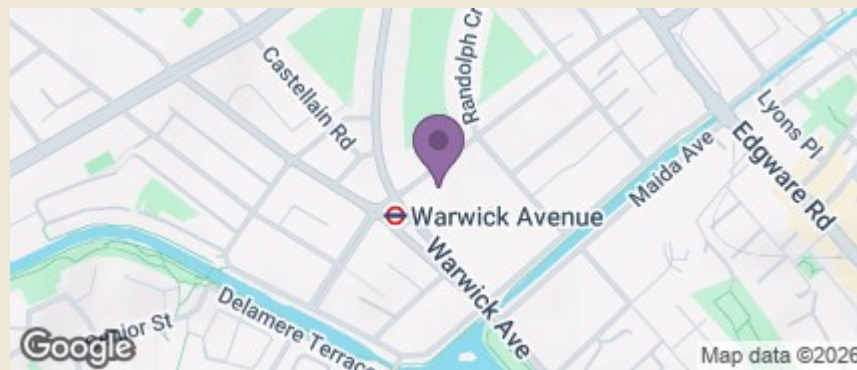


Cumberland House, W9  
Approximate gross internal area  
1,464 sq ft / 136.01 sq m



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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