



Bristol Gardens | Little Venice | London | W9

Asking Price - £2,000,000

 **DRAPER**
LONDON

- 4 bedrooms
- 2 bathrooms
- Period property
- Private patio
- South facing balcony
- Exceptional refurbishment

Set on one of Little Venice's most desirable residential streets, this impressive house offers generous, well balanced accommodation arranged over four floors, providing an elegant blend of period character and contemporary family living. Thoughtfully configured throughout, the house delivers spacious reception areas, well proportioned bedrooms, and a natural flow between living, entertaining, and private spaces.

The internal layout has been arranged to maximise light and flow, with four bedrooms and two bathrooms offering comfortable, flexible accommodation. Period features such as the decorative wrought iron staircase sit comfortably alongside contemporary finishes, creating a calm and cohesive interior environment. The house also benefits from private outdoor space in the form of both a private patio and South facing balcony, extending the living accommodation and providing an ideal setting for relaxation or entertaining. Natural light is a defining feature with large windows and sky lights enhancing the sense of space across all levels.





Bristol Gardens, W9, is amongst Little Venice's most highly regarded residential addresses, known for its handsome architecture, quiet tree lined streets, and strong sense of community. The cafés, boutiques, and local amenities of Little Venice and Maida Vale are close by, while the open green spaces of Paddington Recreation Ground and Regent's Canal offer excellent recreational options.

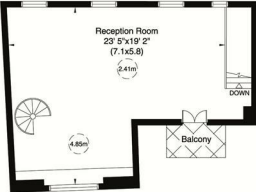
Transport links are superb. Both Warwick Avenue and Maida Vale Underground Stations (Bakerloo line) are within easy reach, providing direct access to the West End, while Paddington Station (Circle, District and Hammersmith and City lines) offers national rail services and the Heathrow Express.

This is a rare opportunity to acquire a substantial family home in one of W9's most sought after locations, combining space, flexibility, and period charm with outstanding transport links and local amenities.

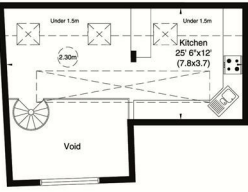


2 Bristol Gardens, W9

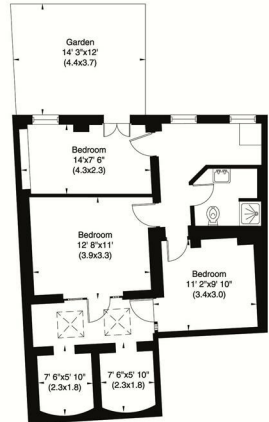
Gross internal area (approx.)
 164 Sq m (1760 Sq ft) Including Under 1.5m
 157 Sq m (1694 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale



First Floor



Second Floor



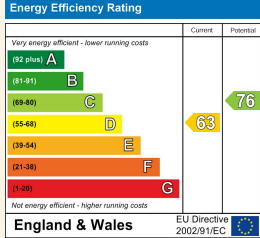
Lower Ground Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Council Tax Band G EPC Rating D Local Authority Westminster Council



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