

Robert Close, Little Venice, W9 £1,925,000 Subject to contract

Elegant Three-Bedroom Home in a Prestigious Gated Enclave in Little Venice. This property offers private off-street parking for two cars and is set within Robert Close, a gated row of beautiful houses in the heart of Little Venice.

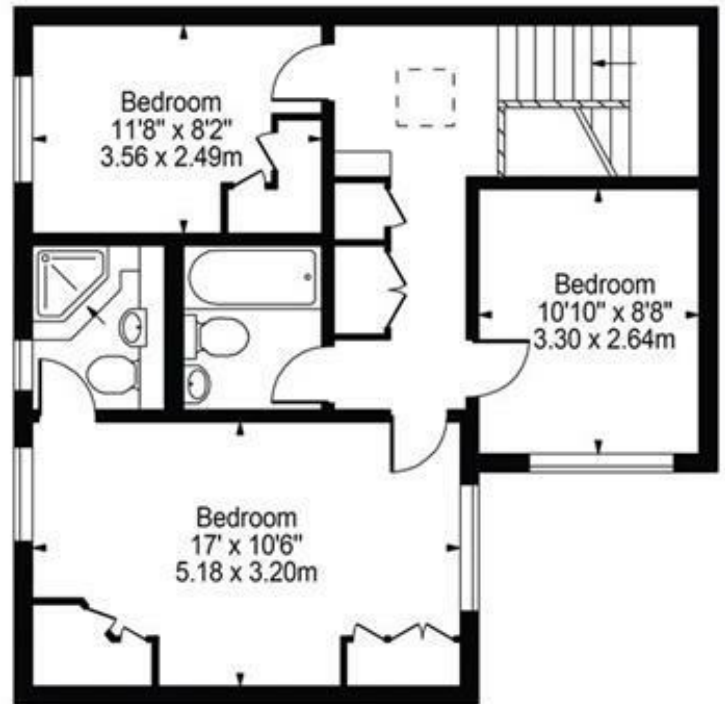
Boasting approximately 1,518 sq ft and is arranged over three floors. The first floor features a bright and spacious reception room that opens onto a private balcony, a separate dining area and a fully fitted and equipped kitchen. On the second floor, the principal bedroom benefits from a luxurious en-suite bathroom, accompanied by two additional generously sized double bedrooms and a stylish family bathroom.

Further highlights include a private garage, currently utilized as a utility room, as well as an additional guest cloakroom/WC. The property also benefits from private off-street parking for two cars—a rare luxury in this sought-after location.

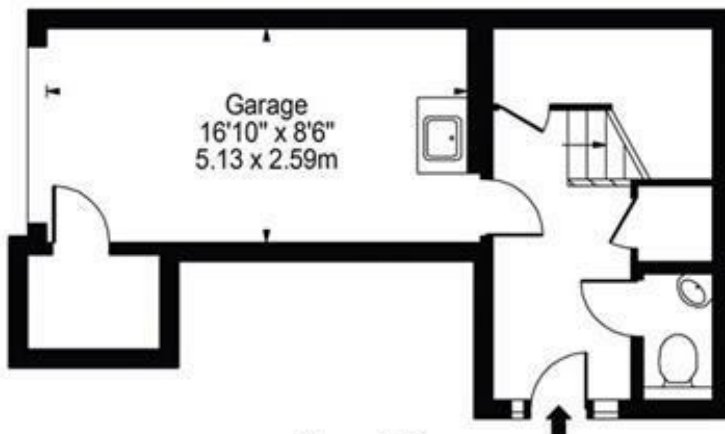


Robert Close, W9

Approx. Gross Internal Area 1518 Sq Ft - 141.03 Sq M
(Including Garage)



Second Floor
(608 Sq Ft - 56.49 Sq M)



Ground Floor
(302 Sq Ft - 28.06 Sq M)



First Floor
(608 Sq Ft - 56.49 Sq M)

For Illustration Purposes Only - Not To Scale

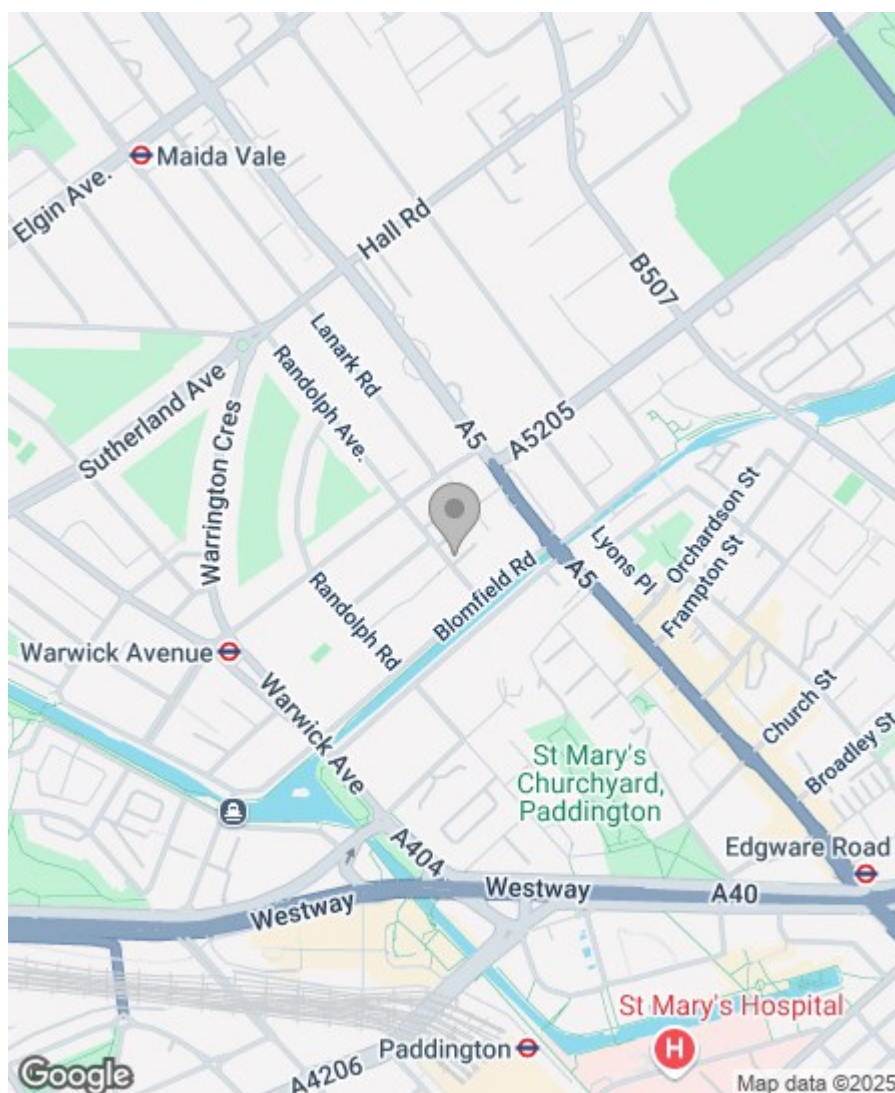
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview


Location	Little Venice, W9
Price	£1,925,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	NA
Service Charge	£1365.08 per annum
Term	Freehold

Key Features

- Off Street Parking for 2 cars
- Private Balcony
- Great Location
- Close To Transport Links
- Spacious reception
- Wooden Floors
- Gates Mews
- FREEHOLD



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales	EU Directive 2002/91/EC	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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