



Clarendon Gardens

Little Venice, W9

Asking Price £745,000

A beautiful one bedroom flat on the first floor of this delightful period building in the heart of little Venice.

Benefitting from wonderfully high ceilings and spectacular balcony the accommodation comprises a spacious reception, high ceilings and wooden floors, double bedroom with built in wardrobes, contemporary kitchen and bathroom.

Clarendon Gardens is a quiet tree lined residential street in the heart of Little Venice. Moments from the local high street the apartment offers a sanctuary away from the busyness of London in this sought after enclave.

CHESTERTONS



Clarendon Gardens

Little Venice, W9

- Stunning First Floor Period Conversion.
- Fantastic Reception With High Ceilings & Wooden Floors.
- Spacious Contemporary Kitchen & Private Roof Terrace.
- Sought After Little Venice Location.



Tenure: Share of Freehold 953 years 11 months

Service Charge: £1,937.95 pa

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

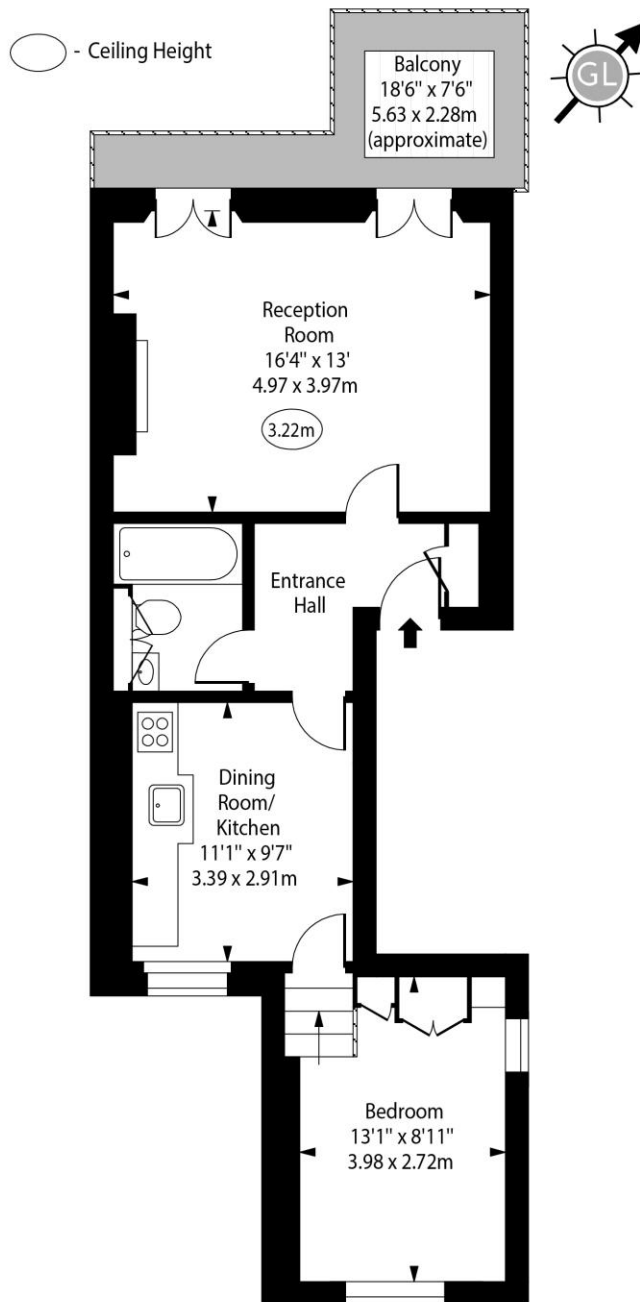
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First Floor

Approx Gross Internal Area 540 Sq Ft - 50.17 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

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