



## JOHN AIRD COURT, W2

£400,000

Bright spacious studio  
Recently refurbished  
Fully fitted kitchen  
Private balcony

@marshandparsons  
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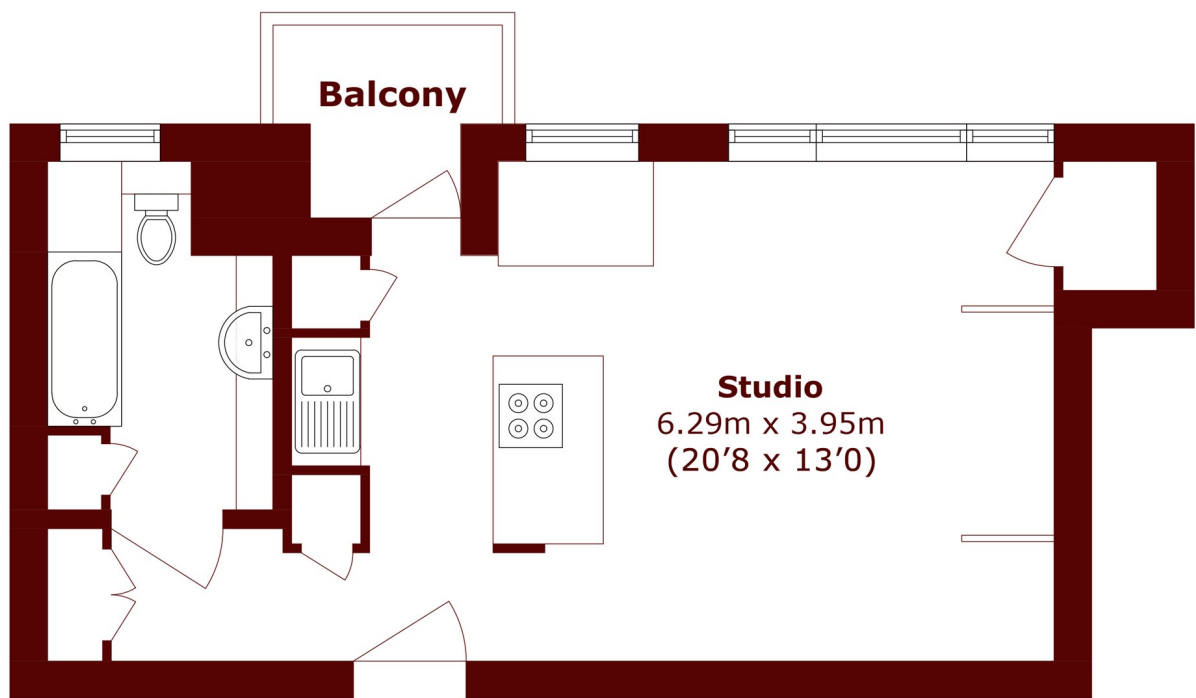
# ABOUT THE PROPERTY

A delightful, bright and generously sized studio (31.5 m<sup>2</sup> approx), recently refurbished to exacting standards. The apartment has a generously sized reception room with a fully fitted kitchen which offers great entertaining space. The apartment has a private balcony that comes off the reception space. There is a newly refurbished bathroom.

The property is tucked away within the charming residential streets of Little Venice, just moments from the tranquil canals and scenic towpaths. The boutique cafés, restaurants, and shops of Clifton Road are a short stroll away, while the vibrant offerings of Paddington Station, Edgware Road, and Warwick Avenue tube station are all within easy walking distance.



# STEP INSIDE JOHN AIRD COURT



## First Floor

Total area (approx.): 31.5 sq. m (339.0 sq. ft)

Balcony area (approx.): 2.3 sq. m (24.7 sq. ft)

Little Venice  
020 7993 3050

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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