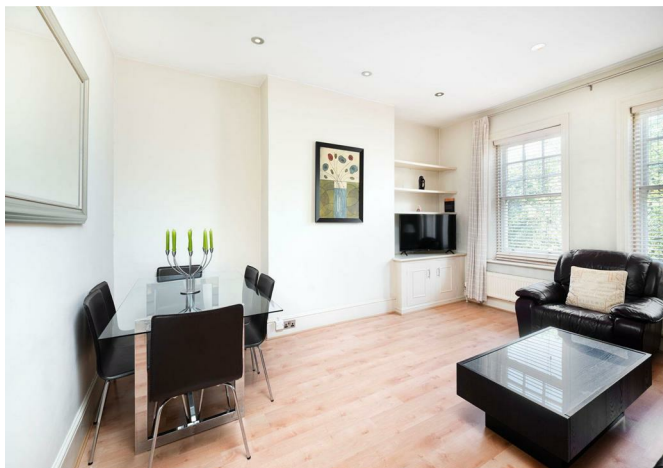


CHARMILL

RESIDENTIAL



Edgware Road, Little Venice W2
£450,000



A well-proportioned, spacious one bedroom apartment arranged on the second floor of a period conversion situated in Little Venice. This wonderfully located apartment comprises a reception/dining room with wooden flooring, separate fully fitted eat-in kitchen, a double bedroom with fitted wardrobes and a shower room.

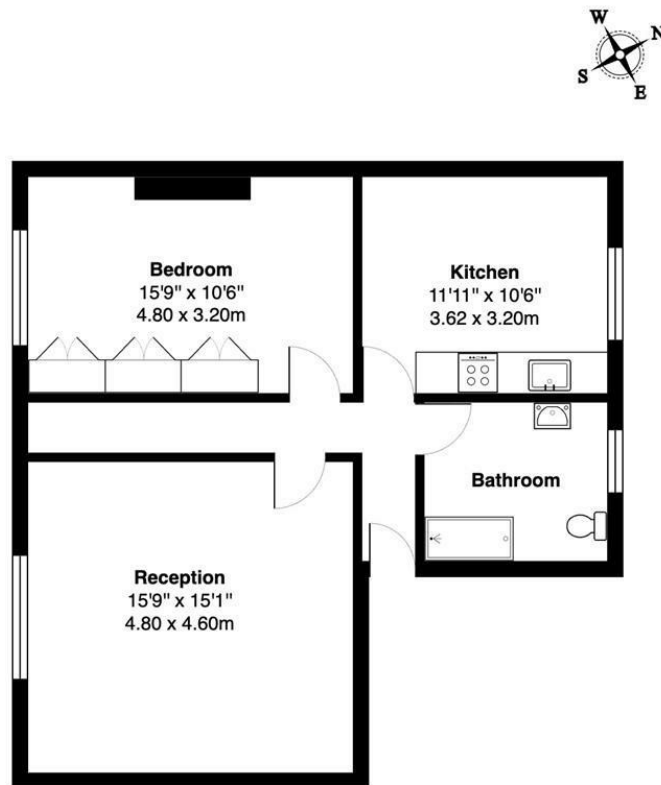
The apartment is situated moments from Regent's Canal and Clifton Road which offers a vast array of charming cafes, restaurants and shops. Warwick Avenue station (Bakerloo line) and Edgware Road station (Bakerloo, Circle, District and Hammersmith & City lines) are both a short stroll away being 0.4 and 0.5 miles away respectively. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



PGK | PREMIUM GERMAN KITCHENS

CASA
ARABIAN HAM

Floor Plan



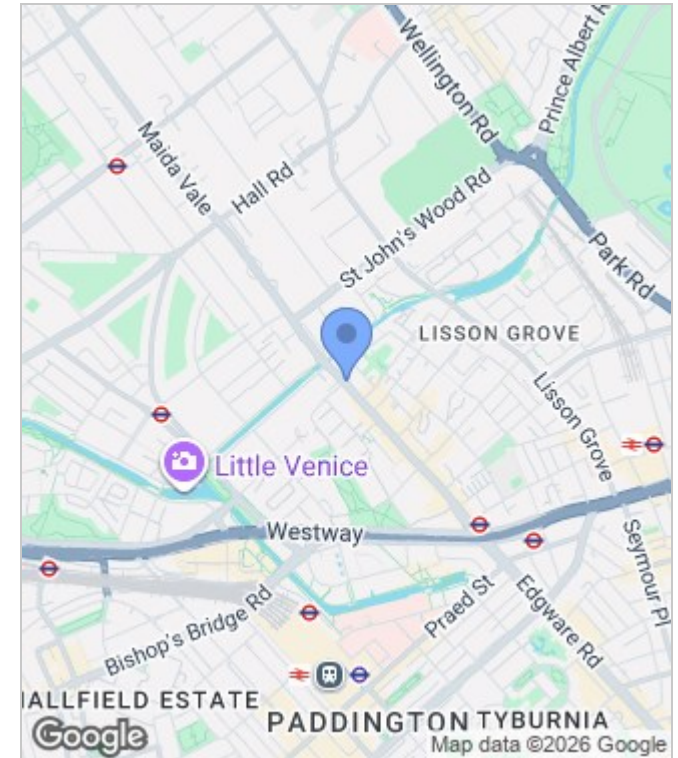
2nd Floor

Edgware Road W2

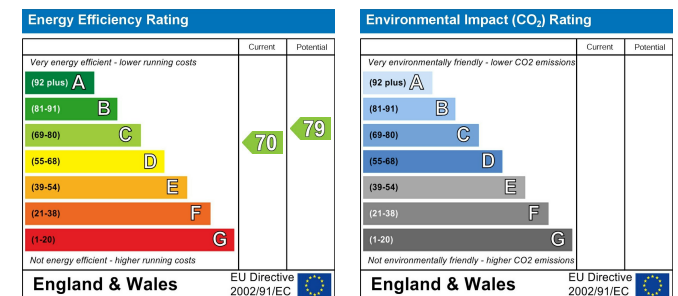
Total Gross Area: 686 ft² ... 63.7 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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