



Clarendon Gardens

Little Venice, W9

Asking Price £1,250,000

A spacious and well-presented two double bedroom flat that offers charm and character. Situated on the upper two floors of a stucco fronted period conversion, this generously proportioned apartment boasts high ceilings and plenty of period features.

Furthermore, there is an eat-in kitchen, a large reception, two bathrooms and a utility room.

Clarendon gardens is a quiet street located in the heart of Little Venice and is very well place to take advantage of the local amenities. These include the shops/cafes of Clifton Road and Warwick Avenue underground (Bakerloo).

CHESTERTONS



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- A stunning two bedroom spanning approx. 1100 square feet.
- Positioned within a charming stucco fronted building on the wonderful Clarendon Gardens in central Little Venice.
- Benefitting from a share in the freehold.
- Close to the shops and restaurants of Clifton Road and Warwick Avenue tube.



Tenure: Share of Freehold 79 years 11 months

Service Charge: £0 Ad hoc

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: G

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

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

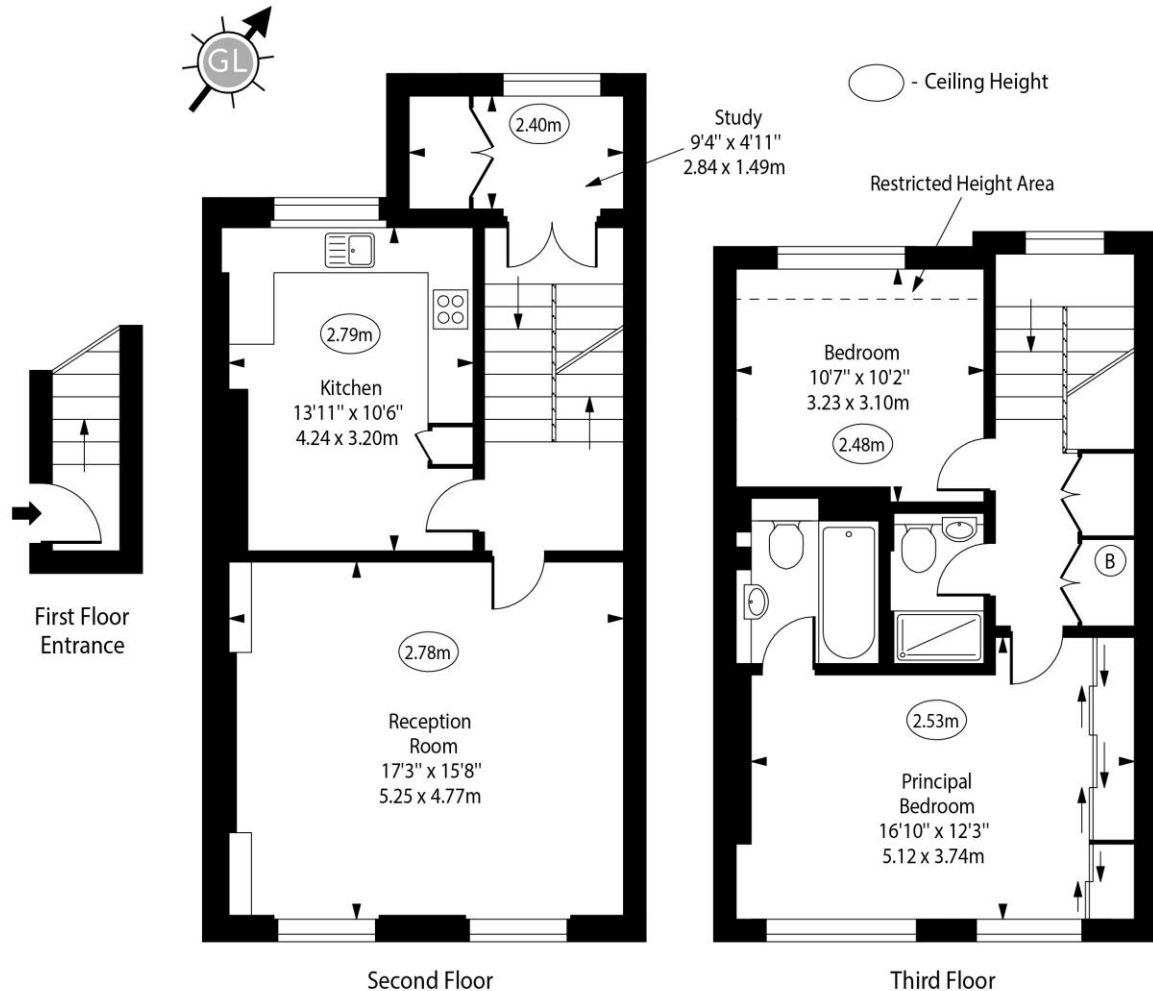
W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

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Approx Gross Internal Area

1080 Sq Ft - 100.33 Sq M

Approx. Floor Area Including Restricted Heights

1095 Sq Ft - 101.73 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.goldens.co.uk

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