



# CLIFTON GARDENS

Clifton Gardens, Little Venice W9



# AN EXCEPTIONAL, INTERIOR-DESIGNED GROUND AND GARDEN

A rare and exciting opportunity to acquire an outstanding three bedroom, duplex apartment with direct access to a large private patio garden.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of freehold, plus leasehold with approximately 972 years remaining

Ground rent: £47.50 per annum, reviewed annually. The next review date is March 2026.

Service charge: £8,379 per annum. The next review date is March 2026.

Asking Price: £2,500,000



## CLIFTON GARDENS, LITTLE VENICE W9

This apartment benefits from its own private entrance and is arranged over the garden level and the raised ground floor of a handsome stucco-fronted building in the heart of Little Venice.

This stunning home offers an effective blend of original period character and contemporary features, with the well-appointed accommodation including an impressive 34' reception room leading through to a 16' conservatory affording direct access to the private decked south-facing rear garden.

The raised ground floor comprises three double bedrooms with two bathrooms, with a further third guest bathroom on the lower ground floor.











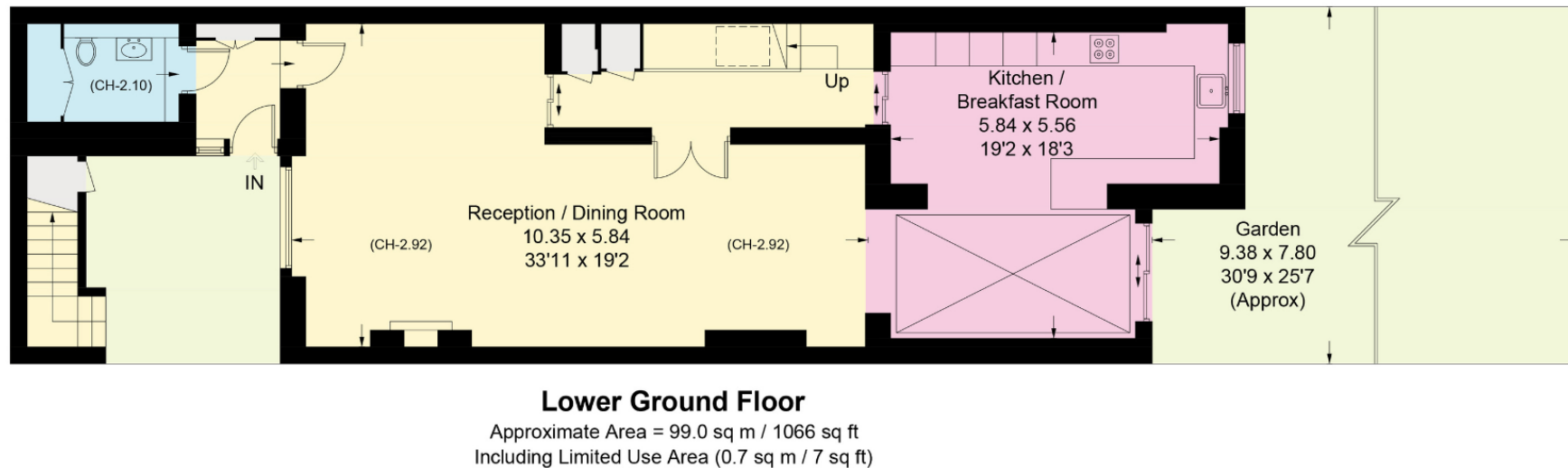
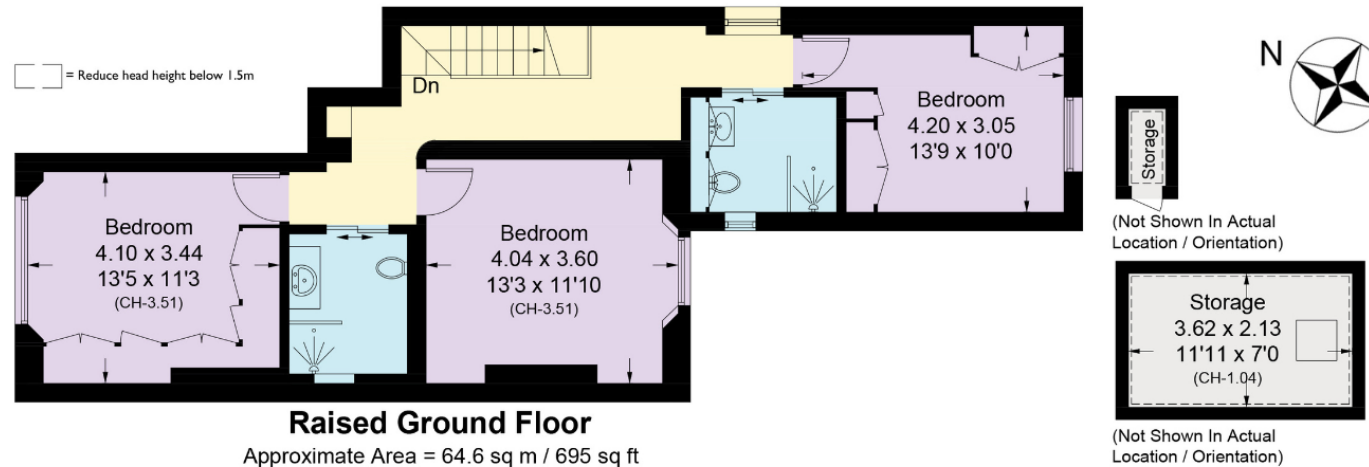
## LOCATION

Located moments from the amenities of Little Venice, including Warwick Avenue Underground Station (Bakerloo Line) and Paddington Underground Station (Bakerloo, District, Circle, Hammersmith and City, and Elizabeth Lines). It is situated in the middle of two of the most famous Royal Parks: Regent's Park and Hyde Park.

Little Venice is a picturesque pool of water where the Grand Union and Regent's Canals meet and is home to a number of waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. You can head downstream past the charming Regency streets of Maida Vale and on to Regent's Park and Camden beyond, or follow this peaceful corridor upstream to the west and enjoy the tranquillity of the waterways that feel like a million miles from the hubbub of the roads and streets nearby.







(Including Storage 8.5 sq m / 91 sq ft)  
(Including Limited Use Area 9.2 sq m / 99 sq ft)  
Approximate Gross Internal Area = 172.1 sq m / 1,852 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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