

26 Formosa Street, London
W9 2QA
Asking price £4,500,000 Freehold

IAN GREEN
RESIDENTIAL

A charming Victorian terraced house unfolding over 2,598 sq. ft in the heart of Little Venice, just moments away from the Regent's Canal and restaurants and cafes of Formosa Street.

Behind the original facade is an interior beautifully refurbished to the highest of standards, with high ceilings and an abundance of natural light throughout. The ground floor features a grand dual aspect double reception room, ideal for family living and entertaining.

Descending to the lower ground floor, an impressive curved staircase leads into an elegant open plan kitchen. Framed in floor to ceiling windows, the space opens up onto a landscaped rear garden and floods the interior with natural light. On this level, there is also a separate utility area and guest bedroom/home office.

The principal suite occupies the entire first floor and features an impressive en-suite bathroom. The second floor comprises an additional two bedrooms, each with their own en-suite shower room, as well as a study.

Little Venice is one of London's most picturesque enclaves nestled along Regent's Canal and home to idyllic waterside cafes, restaurants and shopping. Warwick Avenue Station (Bakerloo) is only a 3 minute walk away.







Formosa Street, W9

APPROX. GROSS INTERNAL AREA *
2598 Sq Ft - 241.41 Sq M

APPROX. GROSS LOFTS AREA *
509 Sq Ft - 47.29 Sq M

APPROX. GROSS TOTAL AREA *
3107 Sq Ft - 288.7 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height





MISREPRESENTATION ACT 1967 Ian Green Residentail for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, niether their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residentail nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residentail have any authority to make or give any representation or warranty wahtsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information ro expressing any opinion to a prspective purchaser or lessor whether oral or in writing such information or expresssion of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA
Tel: +44 (0)207 586 1000
ian@iangreenresidential.com
www.iangreenresidential.com

IAN GREEN
RESIDENTIAL








