



Clifton Gardens

London, W9

£2,500 per month
(£576.92 per week)

A delightful two bedroom property at the top of this period building set back off the street with lovely views over the gardens. Located moments to Warwick Avenue and flooded with natural light .

CHESTERTONS



Clifton Gardens

London, W9

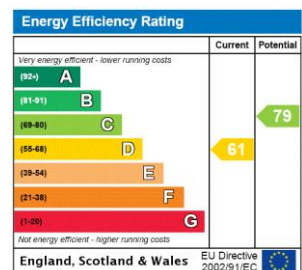
- Delightful Victorian Conversion
- Reception Overlooking Gardens & Contemporary Kitchen With skylight
- Two Bedrooms & Modern Bathroom
- Moments To Warwick Avenue
- EPC Rating D



A delightful two bedroom flat set on the top floor of this period building set back off the street with lovely views over the communal gardens. Accommodation comprises of a bright reception room with lovely views, open plan integrated kitchen, bright master bedroom, second bedroom or study with built-in cupboard, contemporary bathroom.

Clifton Gardens is ideally situated moments away from all the amenities of Little Venice and close to excellent transport links including Warwick Avenue underground station and the Elizabeth Line from Paddington station.

Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: Westminster City Council
Council Tax Band: E
EPC Rating: D
Unfurnished



Chestertons Little Venice Lettings

26 Clifton Road
 Maida Vale
 London
 W9 1SX
 littlevenicelettingsusers@chestertons.co.uk
 02072662369
 chestertons.co.uk

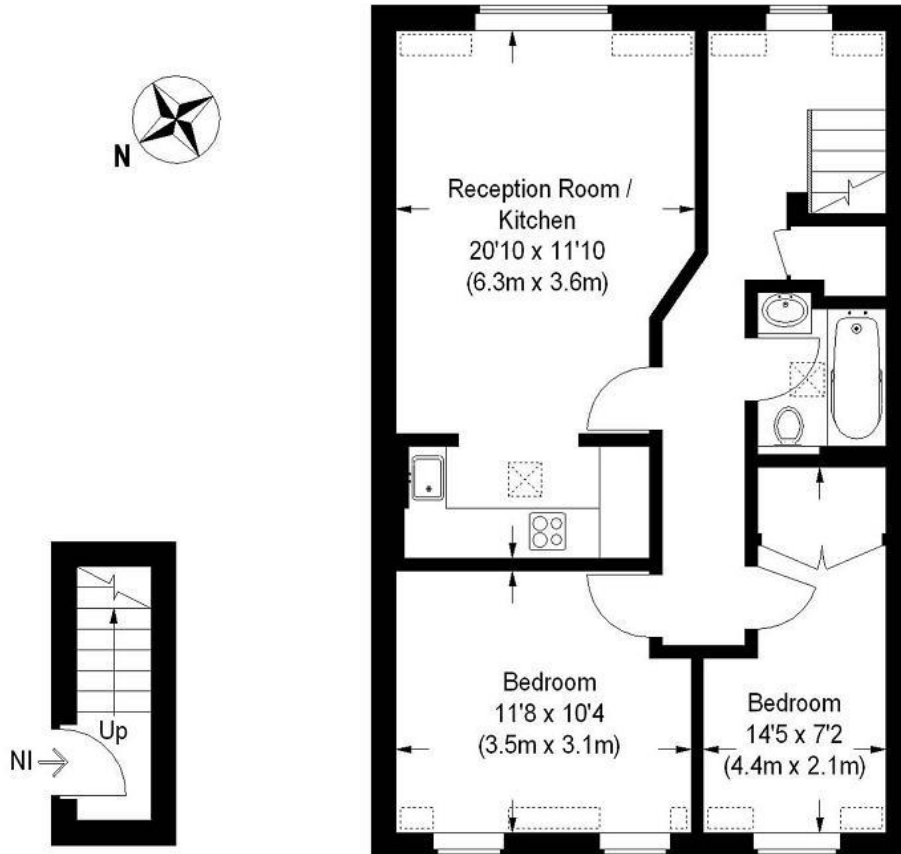
Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
 chestertons.co.uk/property-to-rent/applicable-fees

Clifton Gardens, W9

Approximate Gross Internal Area = 630 sq ft / 58.6 sq m
(Excluding Reduced Headroom)

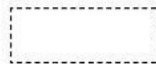
Reduced Headroom = 15 sq ft / 1.4 sq m

Total = 645 sq ft / 60 sq m



Third Floor
Gross Internal
Floor Area = (32 sq ft)

Fourth Floor
Gross Internal Floor Area = (613 sq ft)



= Reduced headroom below 1.5 mt / 5'0

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. (ID57854)