

CHARMILL

RESIDENTIAL



Clarendon Gardens, Little Venice, W9

A two double bedroom duplex apartment arranged on the ground and lower ground floors of a period conversion in Little Venice. The apartment comprises a spacious reception/dining room with an open plan kitchen opening onto a decked patio garden, spacious principal bedroom with dressing room and en suite bathroom, mezzanine study, further double bedroom, and an additional shower room on the ground floor. The apartment benefits from having its own entrance.

- Two bedrooms
- Two bathrooms
- Split level
- Patio garden
- Own Entrance

£1,038

Approximate gross internal area 1279 sq ft - 119 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

