

CHARMILL

RESIDENTIAL

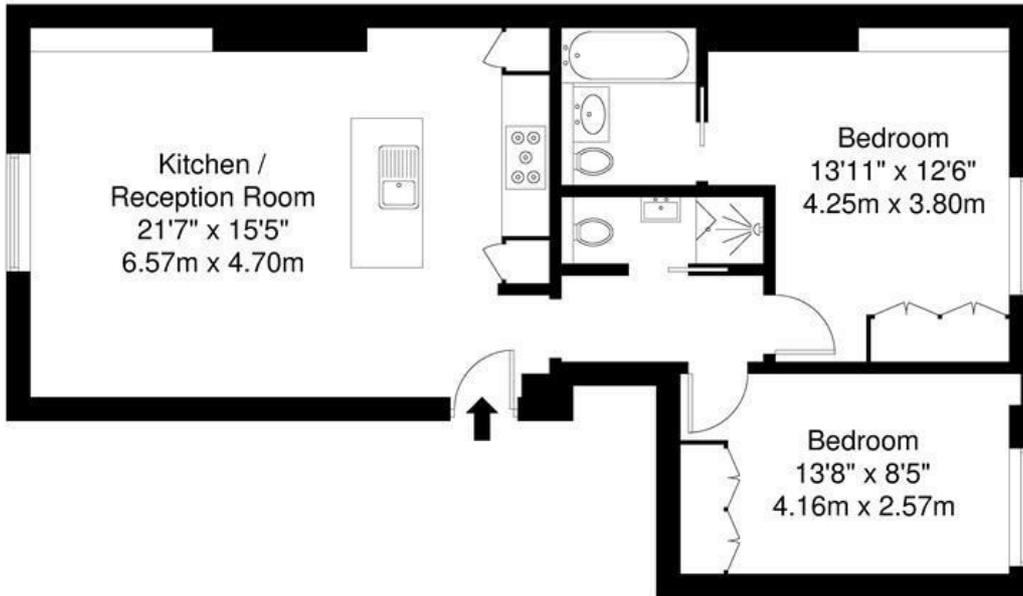


Clifton Villas, Little Venice W9

A charming two double bedroom apartment arranged on the first floor of a white stucco fronted period conversion set within the heart of Little Venice. The apartment comprises a open plan kitchen/reception room with an abundance of natural light and wooden flooring, spacious principal bedroom with fitted wardrobes and en-suite bathroom, further double bedroom with ample storage and an additional tiled shower room. The property further benefits from an additional storage unit set within the communal area. The property is moments away from the renowned Clifton Nurseries and Warwick Avenue underground station (Bakerloo line).

- Wooden flooring throughout
- High ceilings
- Open plan kitchen
- First floor apartment
- Fitted wardrobes
- Period conversion
- Great transport links

£923



First Floor

Clifton Villas, Little Venice, W9

Total Gross Internal Area = 66.7 sq m / 718 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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			
		75	82
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	

