



## 32 Bristol Gardens

Little Venice | London | W9 2JQ

Price Guide £535,000



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A beautifully refurbished one-bedroom flat arranged over 461 sq ft located in the highly sought-after Little Venice area, just minutes from Warwick Avenue (Bakerloo Line) Underground Station. This property is situated on the lower ground floor of an elegant period conversion on Bristol Gardens and is presented in excellent condition throughout. Benefits include a private street entrance with a small outside patio area with gated undercover storage area in front of the main entrance. There is direct access via double French doors from the reception room to a charming decked courtyard, ideal for outdoor relaxation. The kitchen is modern and fully fitted kitchen with a freestanding fridge, gas cooker and dishwasher. Another feature is the walk in storage cupboard which can house a standing freezer and storage cupboards either side of the chimney breast. The bedroom features fitted wall to wall mirrored wardrobes and is complemented by a sleek, modern ensuite bathroom accessed via a frosted glass door. Offered with a 960 year lease and the added benefit of a Share of Freehold. The flat was completely refurbished in April 2022 following 'exceptional event' flooding in the area (flood defences since strengthened across the area and the building remains fully insured for flood damage).

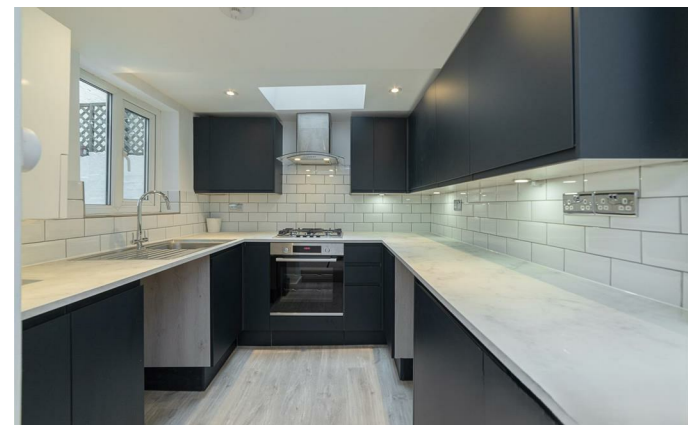
EPC: Rating C

Council Tax: Westminster Band D

Lease: 960 years + Share of Freehold

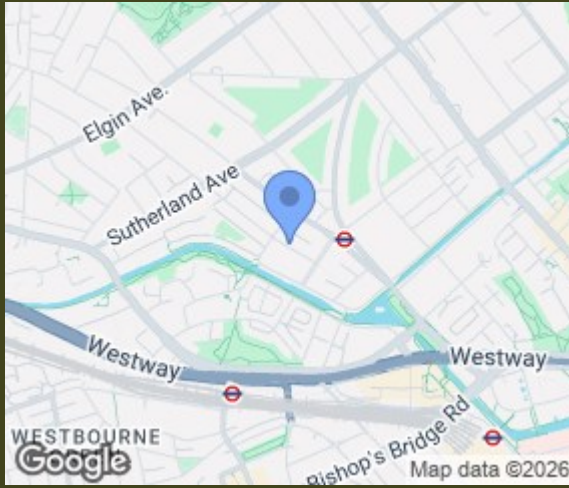
Service Charge: (As advised) Approx £720 per year

- Garden Flat with Private Entrance
- Double Bedroom
- Ensuite Bathroom
- Period Building
- Little Venice
- Living Room
- Modern Fitted Kitchen
- Private Patio/Terrace
- 960 year lease + Share of Freehold



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Leasehold - Share of Freehold

Council Tax Band

EPC Rating C

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Basement

**Bristol Gardens W9**

Total Area: 461 ft<sup>2</sup> ... 42.9 m<sup>2</sup>

Dimensions are approximate, for display purposes only. (c) Peninsula Surveys Ltd.

83 Boundary Road  
St John's Wood  
London  
NW8 0RG  
0207 625 7000

enquiries@greenstonefisher.com  
www.greenstonefisher.com