



**13 Park Place Villas, London
W2 1SP
Asking price £5,495,000 Freehold**

IAN GREEN
RESIDENTIAL

An imposing stucco fronted Grade II Listed residence located on the west side of Park Pace Villas, just 75m from the Regent's Canal. The property requires modernisation although offers a unique opportunity to create a magnificent family home, offering well proportioned accommodation and many period features throughout. The property is set back from the road behind a walled and gated front garden, featuring a stairwell leading into the kitchen and following through to a dining and informal reception room. The raised ground floor comprises an impressive reception and drawing room with 3m+ ceiling heights, whilst the upper floors consist of bedroom accommodation, with the principal suite at the rear of the house overlooking the garden (west facing) and featuring a terrace. Little Venice is one of London's most picturesque and exclusive residential enclaves with several waterside cafes, theatres, restaurants, and pubs to choose from. From here, you can follow the tow path on foot or by boat through the heart of London. Warwick Avenue Station (Bakerloo Line) provides easy access into central London, while Paddington Station is also within a 10-minute walk.





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