



# Elizabeth Close

London, W9

Asking Price £2,300,000

Tucked away in a quiet gated close in the heart of Little Venice is this stylish and very well presented townhouse that benefits from off-street parking. The property boasts a beautiful, contemporary finish over four floors.

Accommodation comprises: spacious eat in kitchen complete with a west facing balcony leading on to the bright reception room, four bedrooms with the principal suite occupying the entire top floor of the house with its own balcony, three bathrooms, guest cloakroom and large utility room.

Elizabeth Close is a gated development of beautiful houses in the heart of Little Venice. The property is less than 0.1 miles from Warwick Avenue underground station Bakerloo Line which provides access to Paddington Railway Station, Heathrow Express and West End. The picturesque Regents Canal, cafes and amenities of Clifton Road are also within 0.1 miles of the property.

**CHESTERTONS**



# Elizabeth Close

London, W9

- A charming 4 bedroom house positioned within this gated development in central Little Venice.
- Spanning approximately 1850 square feet and spread over 4 floors.
- Finished to a spectacular standard throughout.
- The house comes with parking behind electric gates.



**Tenure:** Freehold  
**Service Charge:** £1466  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

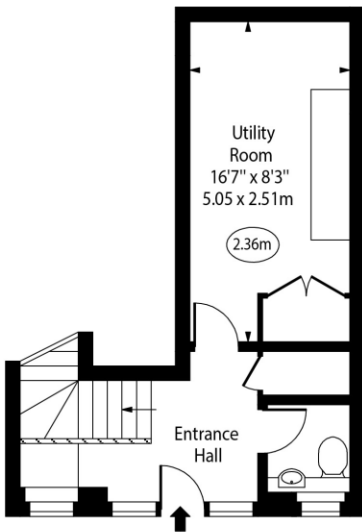
### Chestertons Little Venice Sales

26 Clifton Road  
 Maida Vale  
 London  
 W9 1SX  
 littlevenice@chestertons.co.uk  
 020 7286 4632  
 chestertons.co.uk

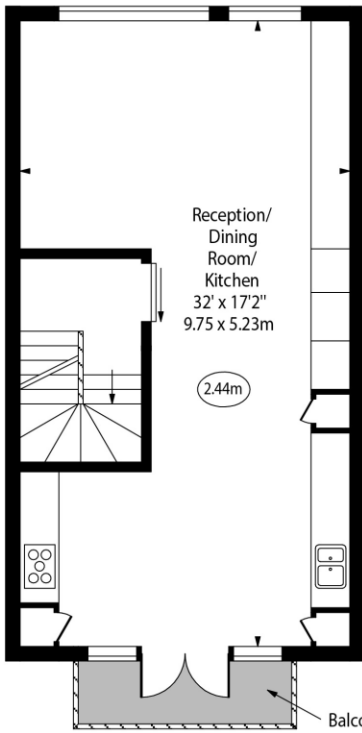
Elizabeth Close, W9



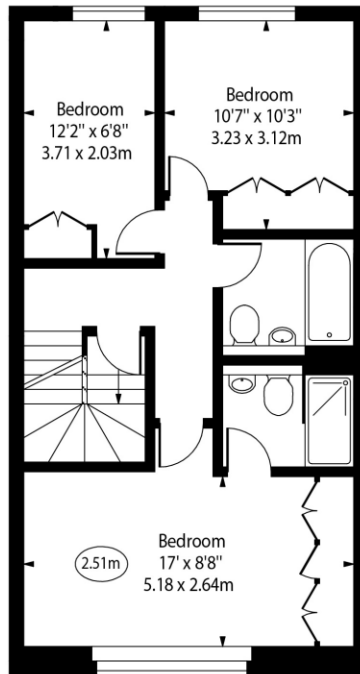
○ - Ceiling Height



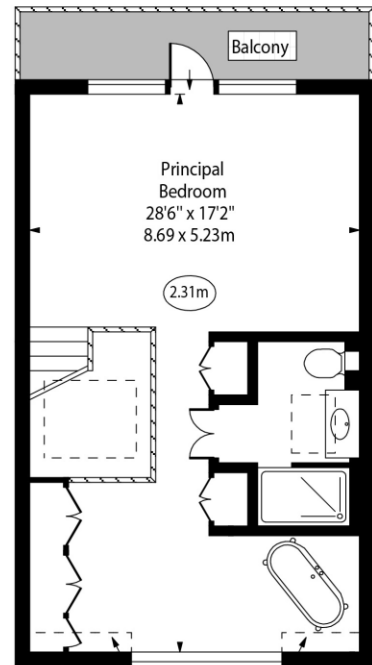
Ground Floor



First Floor



Second Floor



Third Floor

Approx Gross Internal Area 1832 Sq Ft - 170.19 Sq M

Approx. Floor Area Including Restricted Heights 1842 Sq Ft - 171.12 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 025185E

