



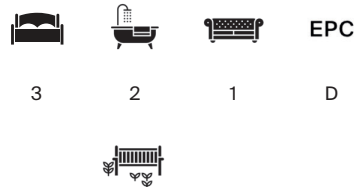
CLIFTON GARDENS

Little Venice, W9



3 BEDROOM FLAT FOR SALE IN LITTLE VENICE, W9

A beautifully arranged three double bedroom, two bathroom duplex apartment with a terrace and use of a well-established communal garden.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold, approx. 79 years remaining

Ground rent: £0*

Service charge: £6,565 per annum*

Guide Price: £2,000,000







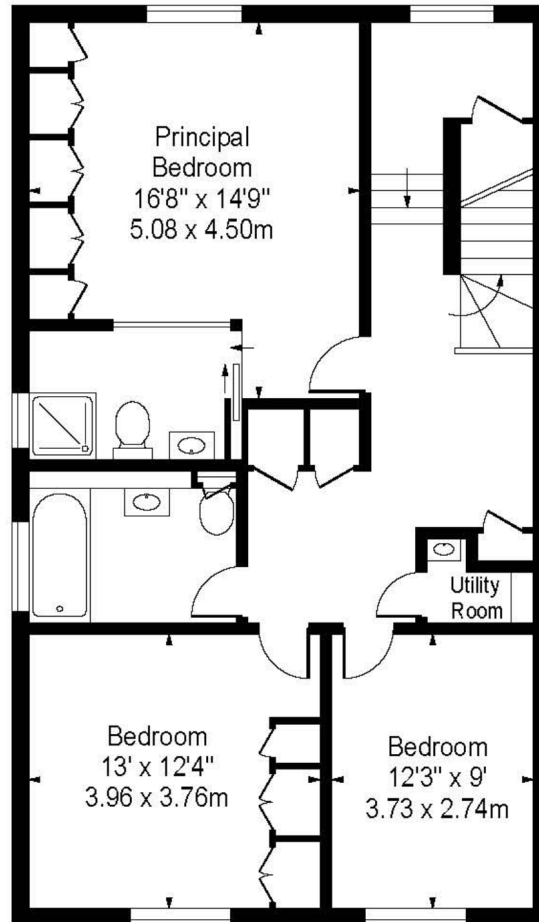
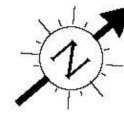
Situated on the upper two floors (second and third) of a Stucco fronted corner residence in the heart of Little Venice. The well-proportioned accommodation comprises an entrance hallway, a bright and spacious, triple aspect, 36 ft open plan kitchen/dining/reception room opening to a secluded private terrace, a principal bedroom with wall to wall fitted storage and an en-suite shower room, two further double bedrooms, a family bathroom and a utility room. Further benefits include stunning views over the communal gardens to the rear and the ability to apply for a resident's parking permit from Westminster City Council.

Clifton Gardens is perfectly positioned for the pavement cafes and boutique shops on Clifton Road and is moments from the idyllic Regent's Canal. The closest Underground station is Warwick Avenue on the Bakerloo Line.

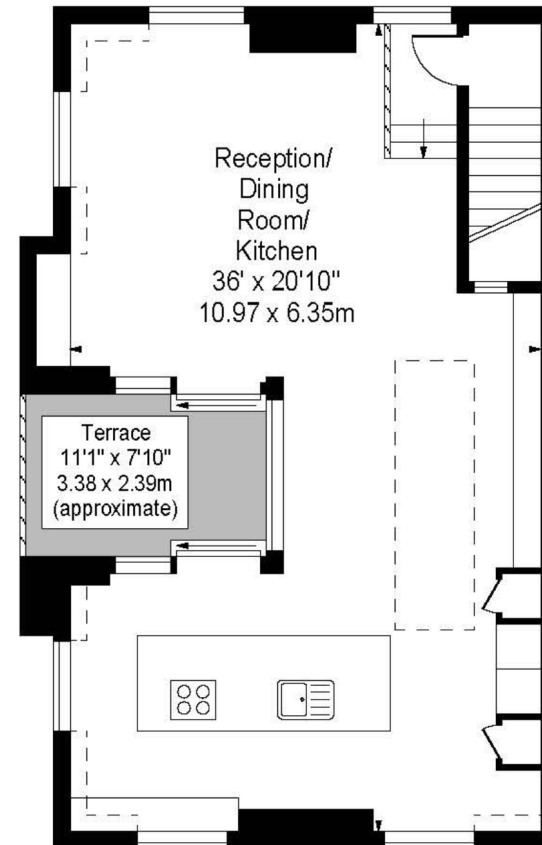
*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.







Second Floor



Third Floor

Approximate Gross Internal Area = 144 sq m / 1,552 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Tim Perks

+44 2078715065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place, London,

NW8 7PB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.