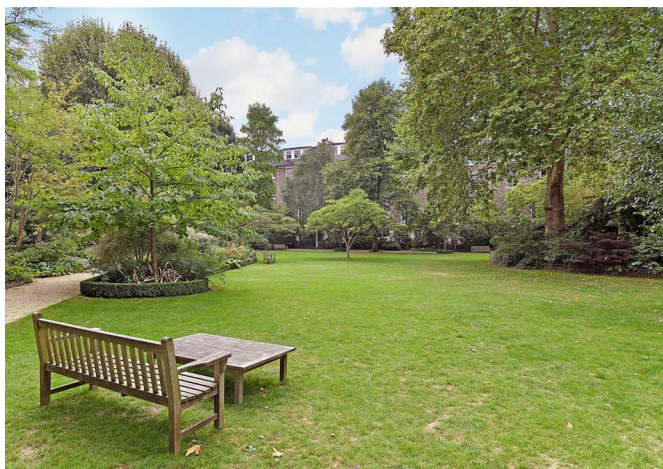


# CHARMILL

RESIDENTIAL



**Clifton Gardens, Little Venice W9**  
**£750,000 Share of Freehold**



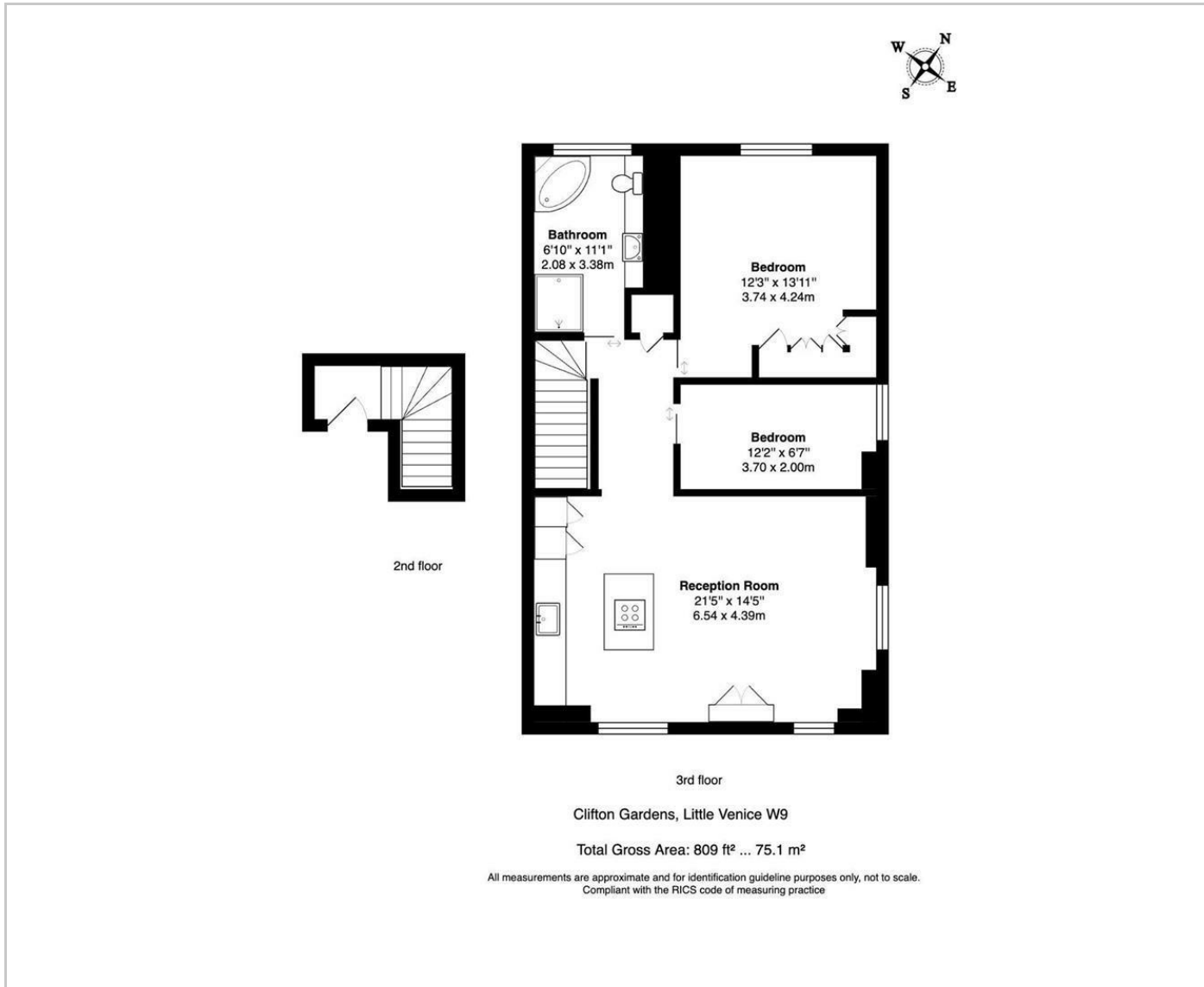
\*RENTAL INVESTORS ONLY - LOW CAPITAL VALUE - 5.7% YIELD\*

Entered on the second floor and occupying the entire third floor of a prestigious semi-detached white stucco-fronted period building located in the heart of Little Venice is this beautiful two bedroom apartment. This stunning property which has been meticulously and tastefully interior designed to an exceptionally high standard throughout comprises an open plan German-built bespoke kitchen/reception room which is dual aspect allowing an abundance of natural light to flood through, two double bedrooms with fitted wardrobes in the principal bedroom and a luxurious bathroom complete with a walk-in wet room and designer egg-shell bath. The building is positioned on the corner of Clifton Gardens and Randolph Avenue and as such enjoys the rarity of having triplex aspect views. The apartment further benefits from sound proof flooring throughout, ample storage space and use of the sought-after and gorgeous Triangle communal garden.

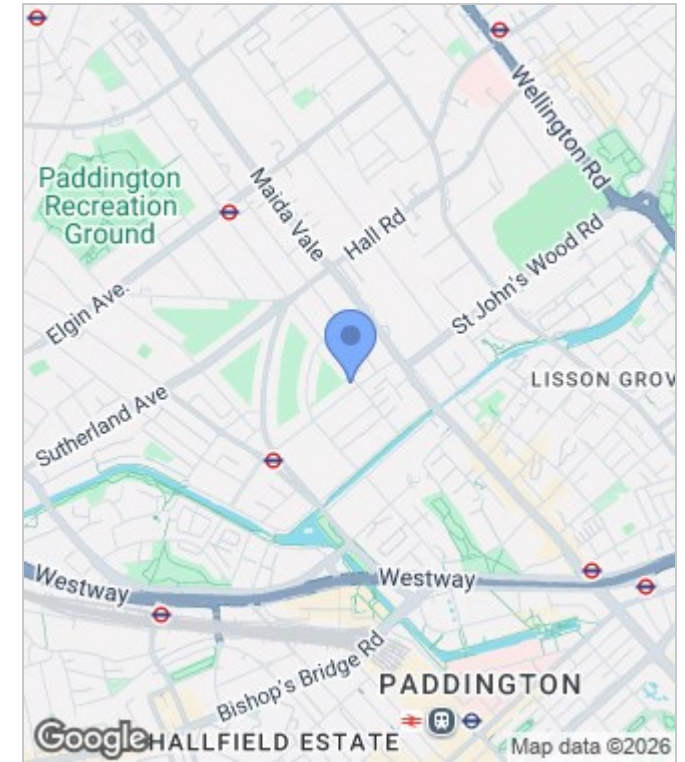
Clifton Gardens is superbly positioned moments from Regents Canal and the shops, restaurants and cafes on Clifton Road. Warwick Avenue station (Bakerloo line) is a short stroll away and Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



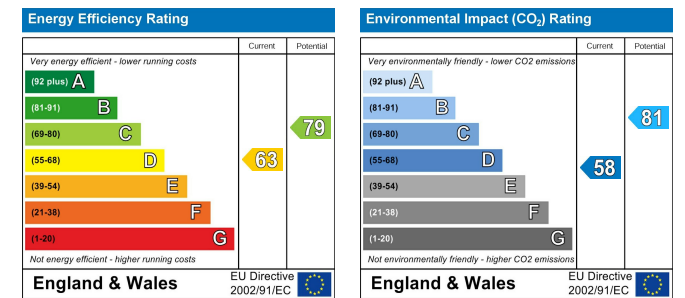
## Floor Plan



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

