

CLIFTON ROAD, LONDON W9 1SS



# 14, CLIFTON ROAD, LONDON W9 1SS

A fantastic brand new fully refurbished maisonette situated in the heart of Little Venice. Set over three floors and finished to the highest of standards, this property comprises a large reception with open plan fully fitted integrated kitchen with breakfast bar, principal bedroom with large walk in wardrobe, two further double bedrooms with fitted wardrobes and three bathrooms all of which are ensuite, the property further benefits from a separate utility room and guest cloakroom.

The property is situated a short walk from the beautiful canal and shops of Little Venice, is 0.5 miles from Maida Vale Station (Bakerloo Line), 0.2 miles from Warwick Avenue Station (Bakerloo Line) and only 0.7 miles from the entrance to Regent's Park

\*furnished photos are CGI's\*

• FULLY REFURBISHED TO A HIGH STANDARD • LARGE OPEN PLAN RECEPTION • FULLY INTEGRATED KITCHEN WITH BREAKFAST BAR • THREE LARGE DOUBLE BEDROOMS WITH FITTED WARDROBES • THREE ENSUITE BATHROOMS

EPC Rating: C Council Tax Band: G

**£2,000 PER WEEK**  
**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**ARLINGTON**

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**020 7722 3322**

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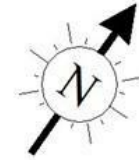




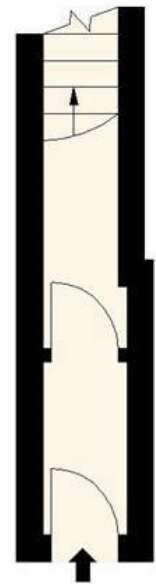
# Clifton Road, W9

Approximate gross internal area

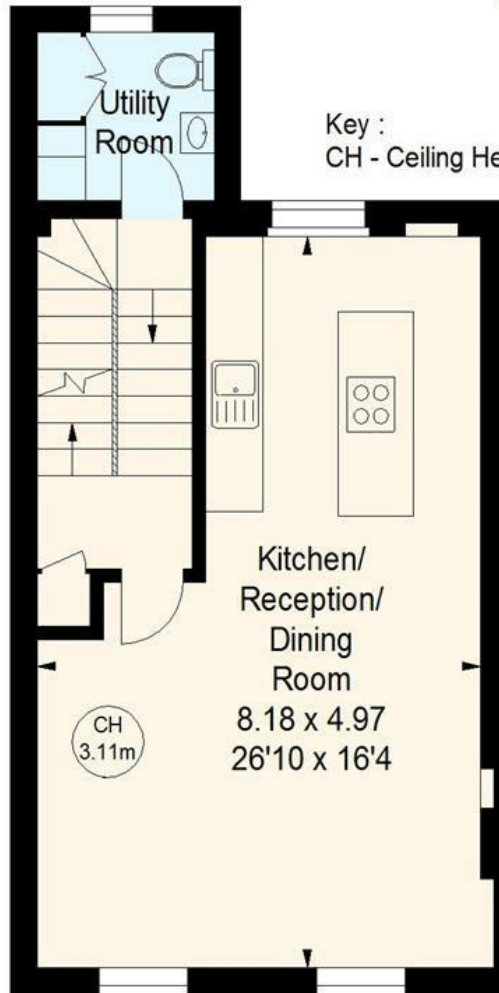
1445 sq ft / 134.24 sq m



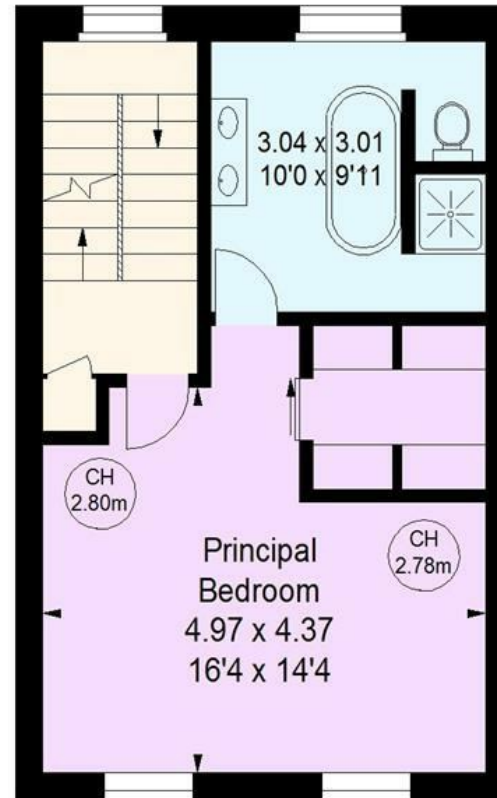
Key :  
CH - Ceiling Height



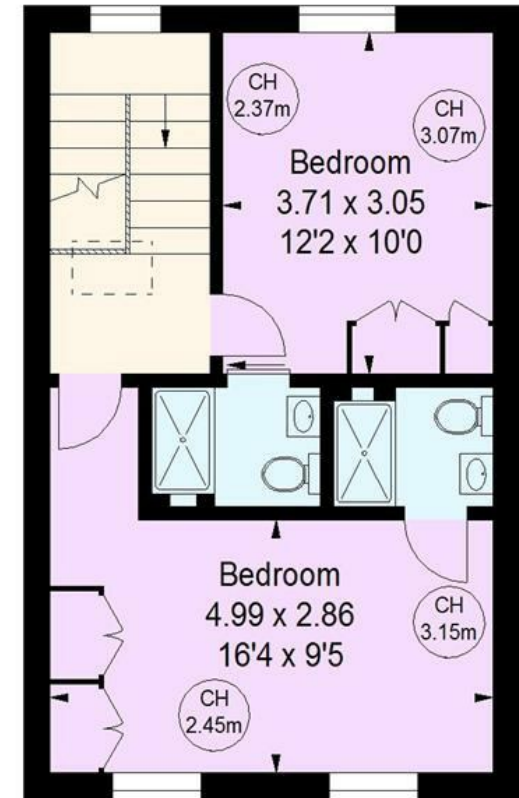
Ground Floor  
Entrance



First Floor



Second Floor



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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