

Robert Close, Little Venice W9



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A freehold house behind a gated close in the heart of Little Venice, W9.

An excellent opportunity to acquire a freehold three bedroom house with private off street parking. Arranged over three floors, the property measures 1,563 sq ft. The property also has a private garage currently used as a utility room.

The main living space is situated on the first floor, with a wonderfully bright living space opening onto the private patio/terrace. The first floor also comprises a separate kitchen. The second floor includes three good-sized bedrooms and two bathrooms.



Asking price: £1,999,950

Tenure: Freehold

Service charge: £1,500 per annum, next review date unknown. You should ensure that you or your advisors make your own inquiries.

Local authority: City of Westminster

Council tax band: G





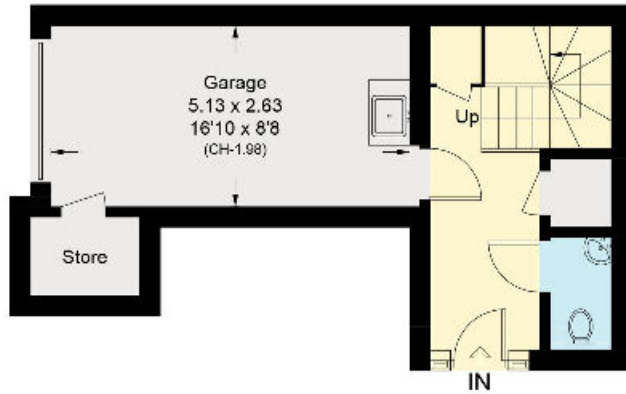
Location

Robert Close is a private gated community in Little Venice. It is less than 0.1 miles from Warwick Avenue Underground Station (Bakerloo Line), which provides access to Paddington Station, Elizabeth Line, Heathrow Express and the West End. The picturesque Regent's Canal, cafes and amenities of Clifton Gardens are also within 0.1 miles of the property.



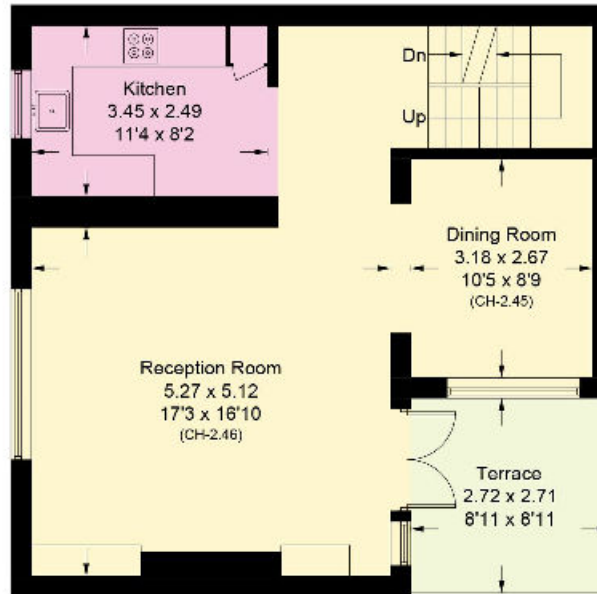
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Approximate Area = 145.3 sq m / 1563 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft) and Garage



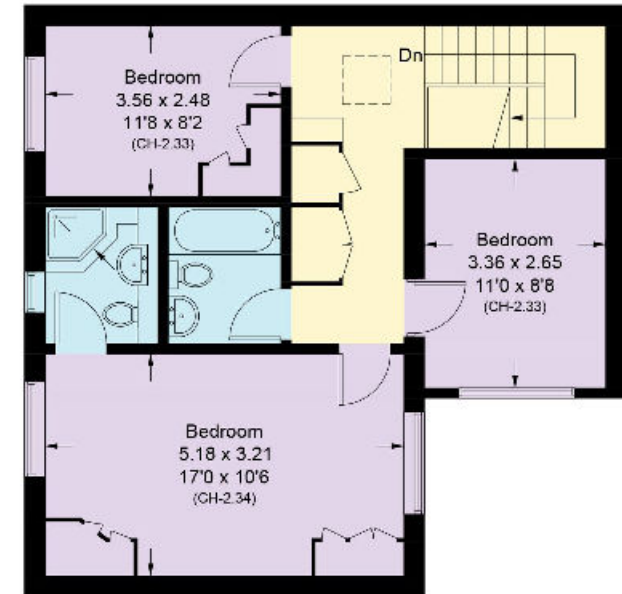
Ground Floor

Approximate Area = 29.4 sq m / 316 sq ft and Garage



First Floor

Approximate Area = 58.0 sq m / 624 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Second Floor

Approximate Area = 57.9 sq m / 623 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



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.

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