



Blomfield Road, Little Venice W9



# Blomfield Road, Little Venice W9

A three bedroom duplex overlooking Little Venice, W9.

Set over the upper floors of a stunning Grade II listed white stucco fronted building, this extremely unique and desirable three bedroom upper maisonette benefits from generous proportions and beautiful views over the waters of Little Venice basin.

Accessed with a private entrance and inviting hall on the ground floor, the first floor provides an expansive double reception room, a separate kitchen with space for dining and views over the canal from the kitchen sink, and a guest cloakroom.



**Asking price:** £2,800,000

**Tenure:** Share of freehold plus leasehold, approximately 82 years remaining

**Local authority:** City of Westminster

**Council tax band:** G





The top floor provides a large principal bedroom with a walk-in wardrobe, a further double bedroom, a single bedroom and a family bathroom. The beautiful front garden is demised to the property in two sections.

Little Venice is a picturesque location where the Grand Union and Regents Canals meet and is home to a number of waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. Warwick Road Underground Station (Bakerloo Line) provides access to Central London, and Paddington Station (Bakerloo Line, Circle Line, District Line, Hammersmith & City Line and Elizabeth Line) is just a short walk away.









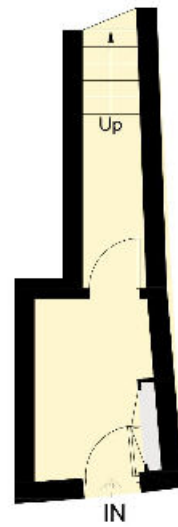


**Blomfield Road, W2**  
 Approximate Area = 153.4 sq m / 1650 sq ft  
 Including Limited Use Area (1.3 sq m / 14 sq ft)



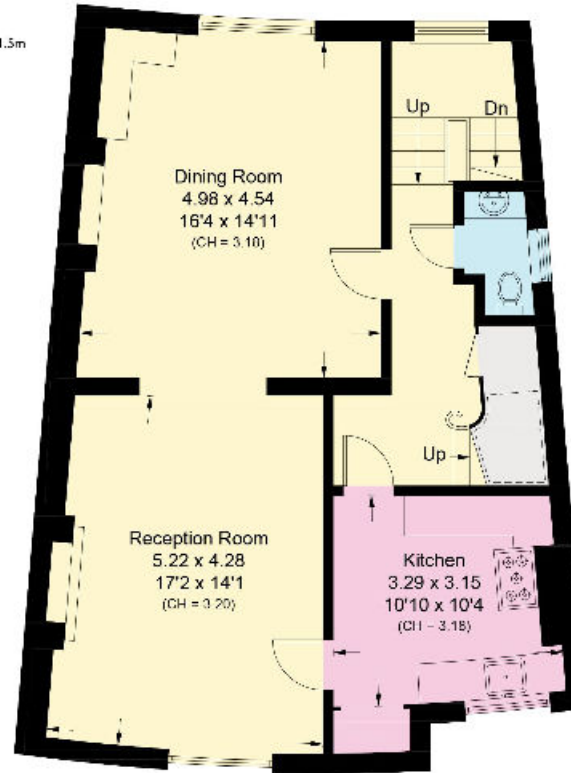
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

--- = Reduce head height below 1.5m



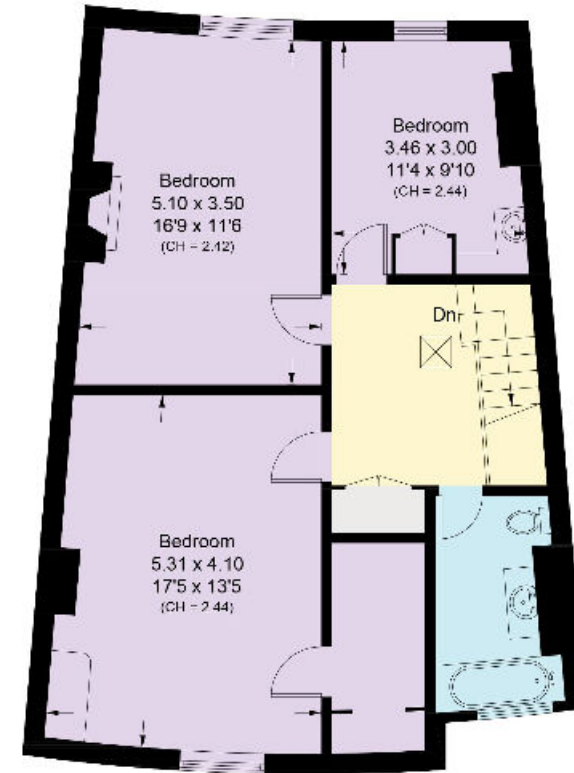
**Ground Floor**

Approximate Area = 8.5 sq m / 91 sq ft



**First Floor**

Approximate Area = 72.5 sq m / 780 sq ft  
 Including Limited Use Area (1.3 sq m / 14 sq ft)



**Second Floor**

Approximate Area = 72.4 sq m / 779 sq ft

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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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 Particulars dated February 2024. Photographs and videos dated February 2024.

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