



## CASTELLAIN ROAD




Little Venice W9





## A WELL-PRESENTED TWO BEDROOM GARDEN APARTMENT

This beautifully refurbished garden apartment, measuring 1,036 sq ft, is located in a period conversion in the heart of Little Venice, W9.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 989 years remaining

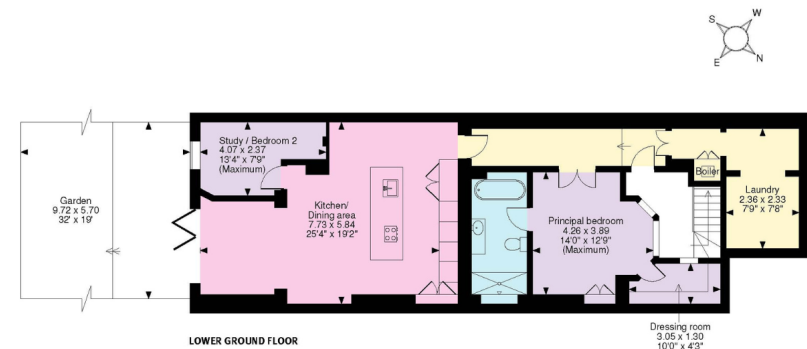
Service charge: £50 admin fee + £451.36 insurance contributions per annum, reviewed annually. The next review date is June 2026.

**Asking Price: £995,000**



The open-plan living area benefits from abundant natural light, creating a bright and inviting atmosphere and access to a private garden. The kitchen is sleek and functional, equipped with high-quality fixtures and ample storage. The principal bedroom features a walk-in wardrobe and an en suite bathroom. There is also a second bedroom/study. Further benefits include excellent storage and a separate utility room.

Located moments from the amenities of Little Venice, including Warwick Avenue Underground Station (Bakerloo Line) and Paddington Underground Station (Bakerloo, District, Circle, Hammersmith and City, and Elizabeth Lines). It is situated in the middle of two of the most famous Royal Parks: Regent's Park and Hyde Park.



Approximate Gross Internal Area = 96 sq m / 1,036 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.

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