

# Regents Court, Little Venice

W9







Offered for sale and arranged over approximately 800sqft. is this two bedroom garden apartment. The property has two very good sized bedrooms, with the principal bedroom benefiting from an en-suite shower room whilst the second bedroom has access to the family bathroom.

The large living room, which has direct access onto the private terrace, is a fantastic entertaining space with an abundance of natural light. Separate to the living room is the fully equipped kitchen overlooking the rear garden.

The property has a private garden directly off the living room with a further communal garden beyond this. The flat is also sold with a share of Freehold.



*Ideally located for the array of shops, restaurants, boutiques and pavement cafes at Clifton Road, Little Venice. A short walk to Warwick Avenue with it's excellent transport links to Heathrow and other parts of the capital.*









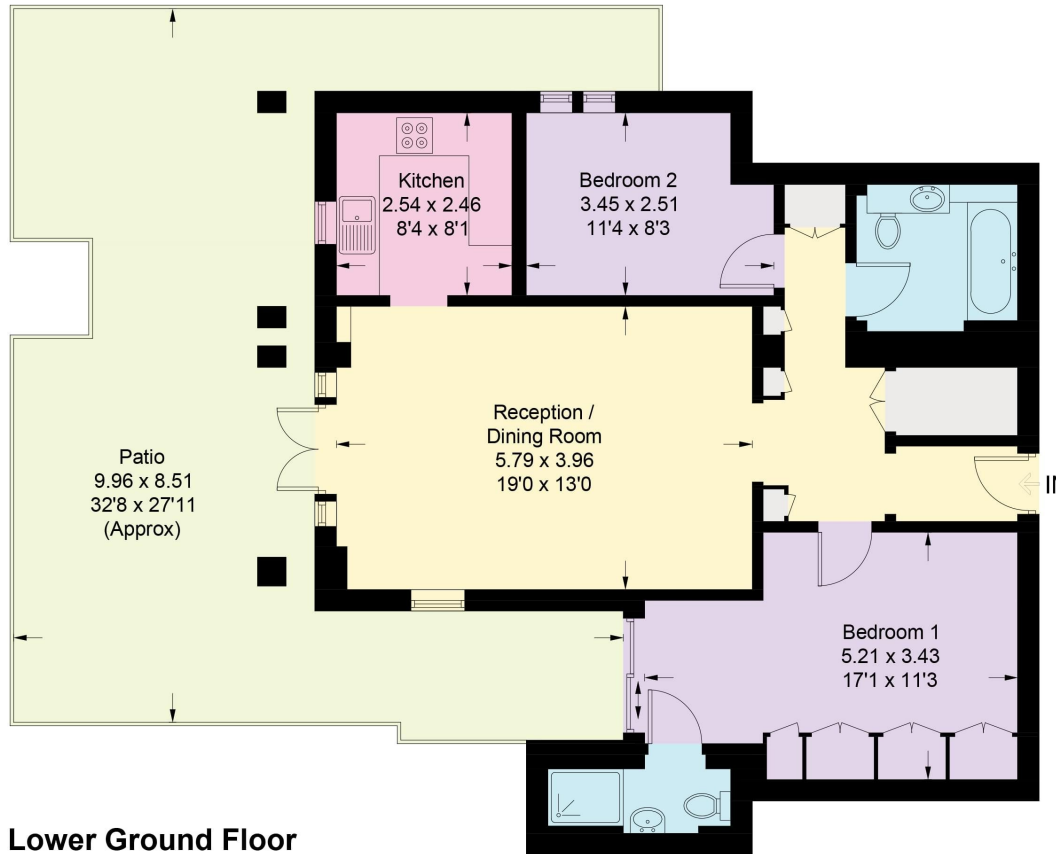
**A charming garden  
apartment located in the  
heart of Little Venice.**





# Randolph Avenue, W9

Approximate Gross Internal Area = 74.32 sq m / 800 sq ft



## Lower Ground Floor

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. (ID783964)

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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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