

# Clifton Gardens, Little Venice W9

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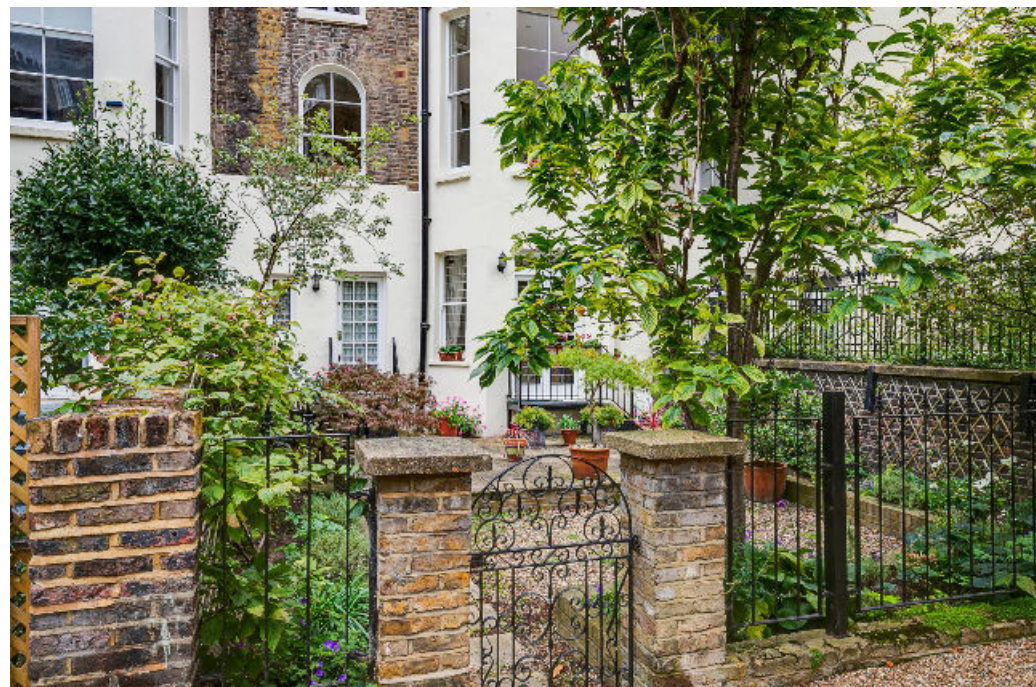


# Clifton Gardens, Little Venice W9

A rare and exciting opportunity to acquire a quintessential three bedroom, duplex garden apartment with off street parking (first come, first served) and direct access to the spectacular three-acre residents-only 'Crescent Gardens'.

This wonderful family apartment has been well maintained over the years. Still, it would now benefit from some updating, giving the incoming purchaser the perfect opportunity to personalise this amazing space fully.

The vaults are available at an additional cost and can be converted to provide an excellent bedroom suite, and the third bedroom can be converted into a study.



**Asking price:** £2,450,000

**Tenure:** Share of freehold plus leasehold, approximately 956 years remaining

**Service charge:** £3,642 per annum, reviewed annually\*

**Local authority:** City of Westminster

**Council tax band:** G





The apartment comprises a 24'5 reception room with high ceilings and a bay window overlooking the garden, a 20'6 kitchen/dining room, principal bedroom with en suite bathroom and French doors to a private and gated garden (10m x 7m), a second bedroom with en suite bathroom, third bedroom and guest shower room.

\*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.





This apartment is situated on Clifton Gardens, an attractive wide tree lined street conveniently positioned for the cafes, boutiques, restaurants and shops on Formosa Street and Clifton Road, less than 0.2 miles away.

The closest Underground Stations are Warwick Avenue (Bakerloo Line) 1 minute walk and Paddington (Elizabeth Line).







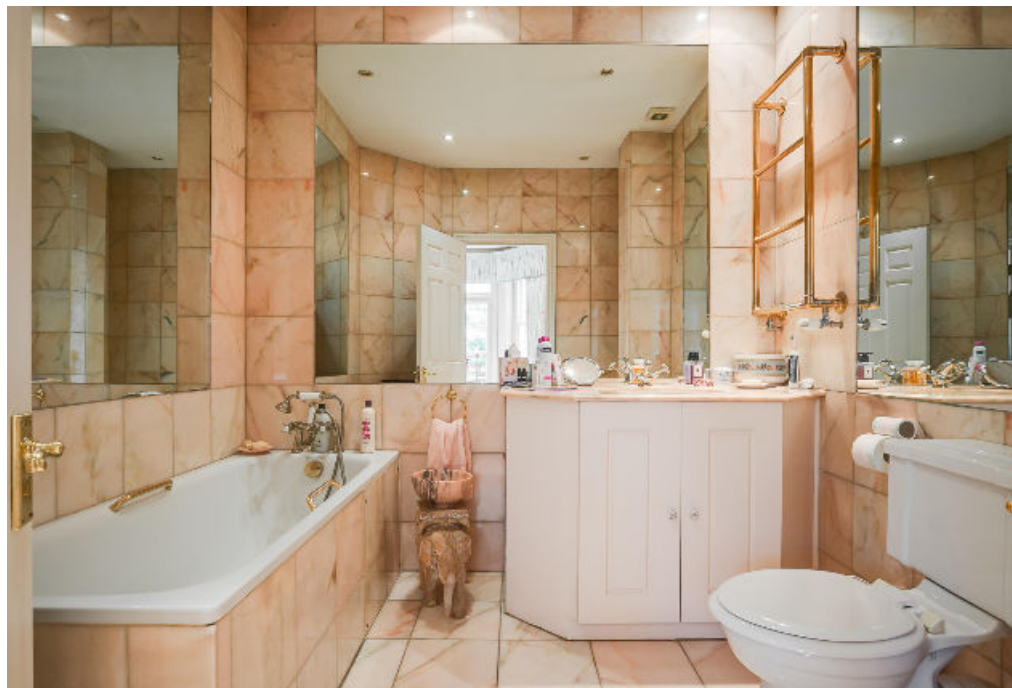


















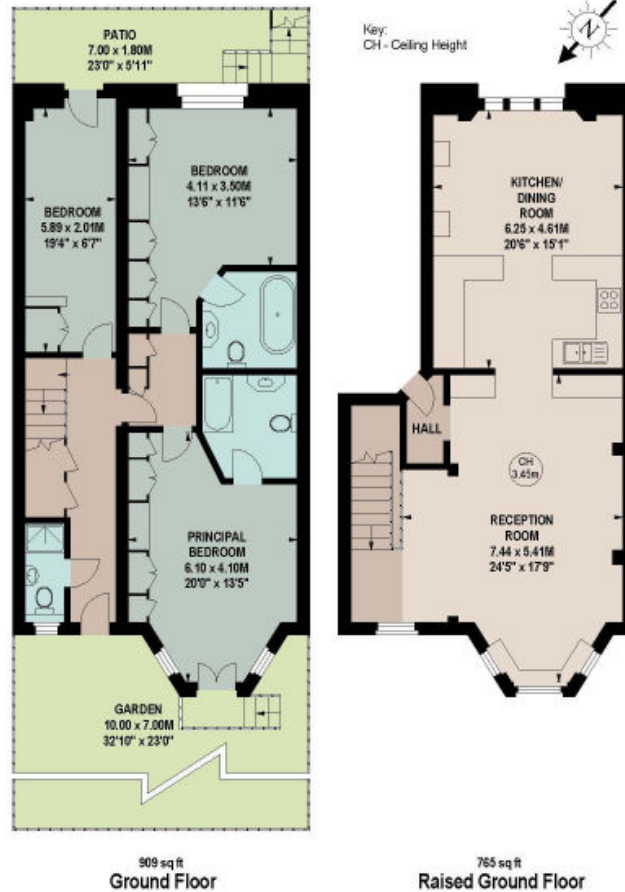




## Clifton Gardens, W9

Approximate gross internal area

155.51 sq m / 1674 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.

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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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