



CLIFTON GARDENS, W9 £1,500,000 JOINT SOLE AGENT Subject to contract

Lateral living at its best! A rare and wonderful opportunity to purchase a large (863 sqft) one bedroom, first floor apartment featuring stunning views across the sought-after Crescent Communal Gardens. The property is in excellent condition and benefits from generous accommodation with high ceilings, a grand reception room with full-length sash windows that open out to a balcony, offering a wealth of natural light, a gas fireplace with an ornate surround, a kitchen/breakfast room and a spacious principal bedroom suite. The apartment forms part of a beautiful period converted stucco fronted house located on one of the most sought-after roads in Little Venice. Clifton Gardens is situated within 0.2 miles of the boutique shops and cafes on Clifton Road, the famous Regents Canal (0.15 miles) and Warwick Avenue Underground Station (Bakerloo line - 100 metres).

Principal Bedroom | Shower Room | Reception Room | Kitchen/Breakfast Room | Balcony | Storage | Access To Communal Gardens | Share Of Freehold

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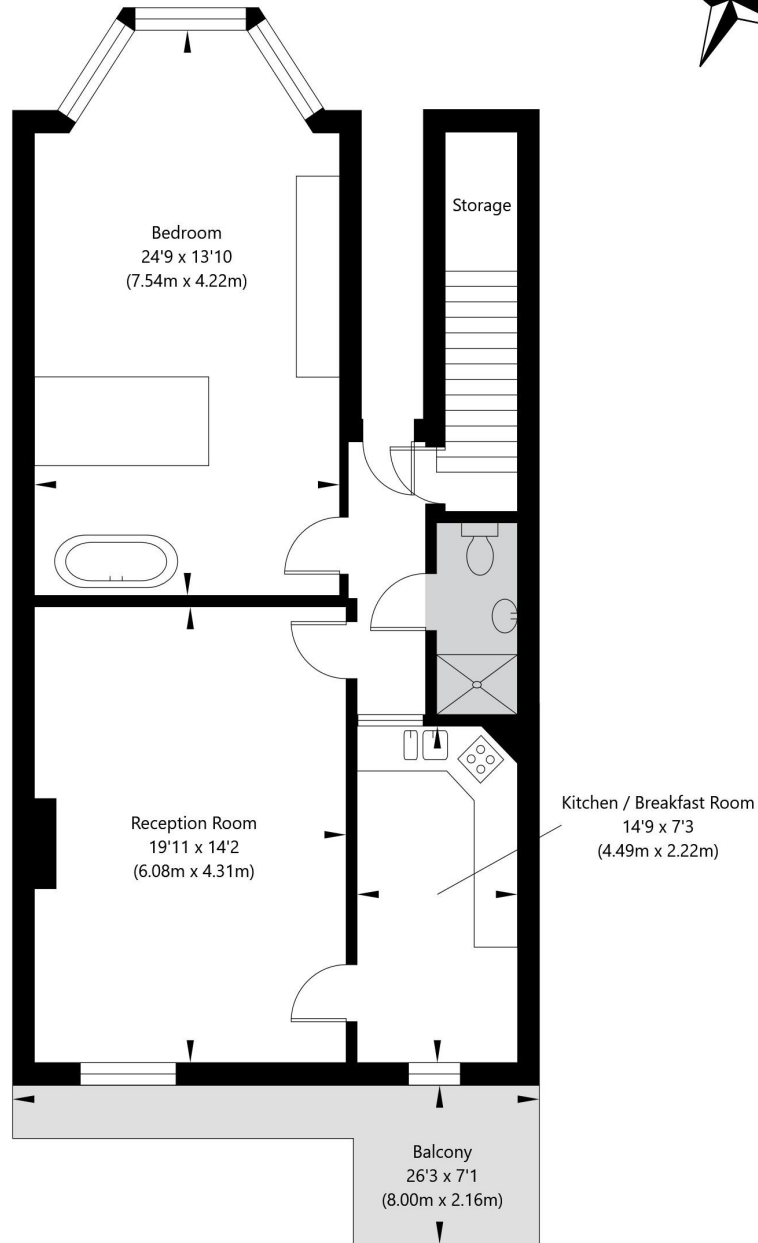
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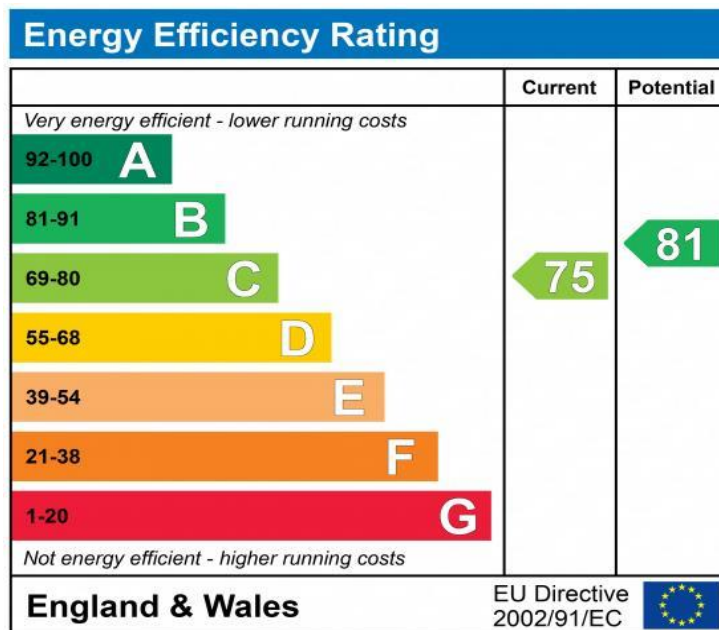


Clifton Gardens, London W9 1DT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.18 SQ M / 863 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 80.18 SQ M / 863 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Share of Freehold

Term: 999 years from 24/06/1981 **NOTES:**

Service Charge: £2,539 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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