



**CONNAUGHT HOUSE, W9 £1,025,000 SOLE AGENT** Subject to contract

A rare opportunity to purchase a well-proportioned unmodernised two double bedroom first floor apartment with a balcony, forming part of a grand stucco fronted Victorian terraced house located in the heart of Little Venice, with use and views of stunning communal gardens with a tennis court and off-street parking (subject to availability). The apartment offers great scope to make a beautiful home and retains many attractive original features including high ceilings, cornicing, full-length sash windows offering a wealth of natural light. Clifton Gardens is situated within a conservation area of prime residential property and located nearby to shops, cafes on Clifton Road (0.2 miles), the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo line - 300 ft).

Two Double Bedrooms | Bathroom | Reception Room | Kitchen | Balcony | Communal Gardens With Tennis Court | Off-Street Parking (Subject To Availability) | Share Of Freehold

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**Winkworth**

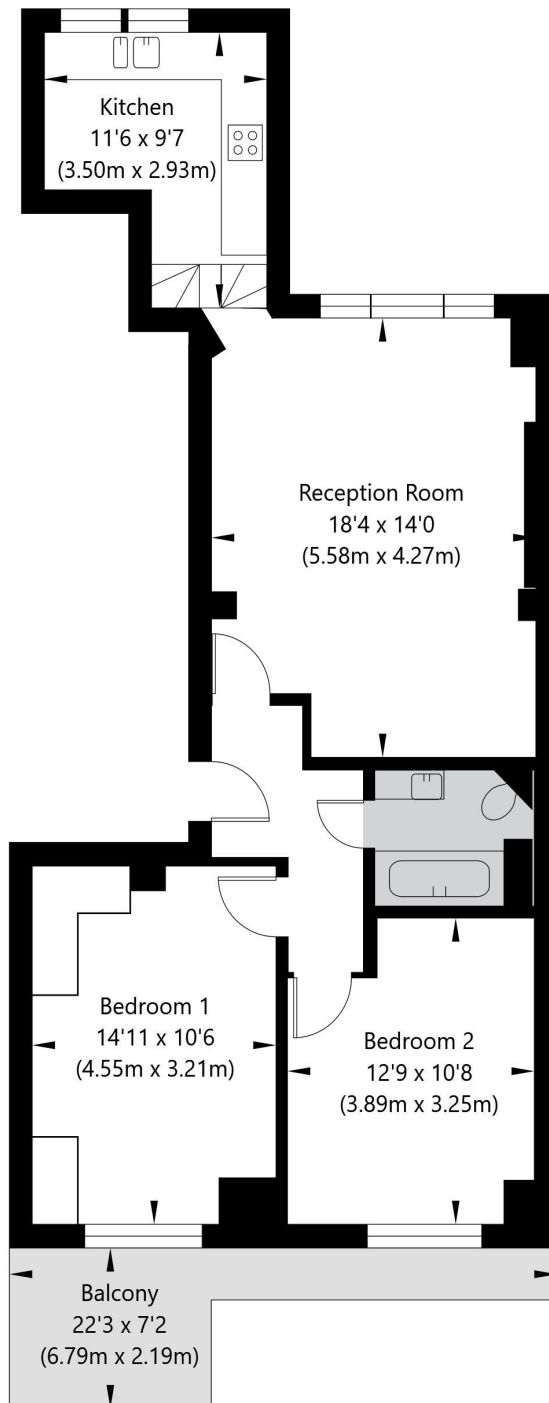
incorporating  
**Vickers**



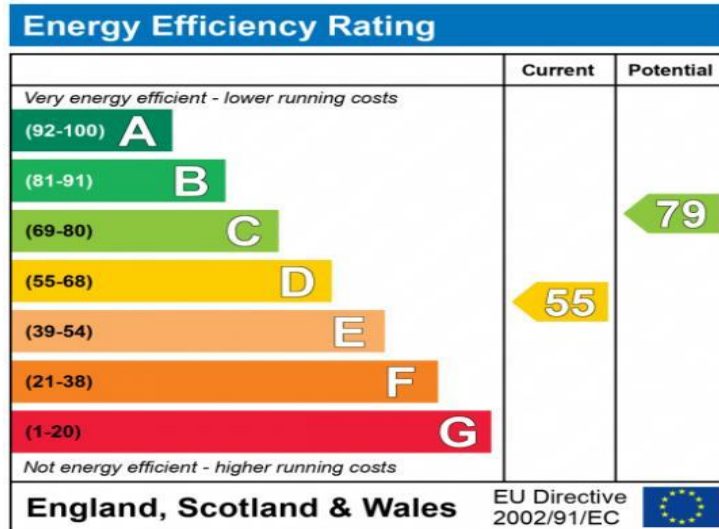
# Connaught House, Clifton Gardens, London, W9 1AL

First Floor

GROSS INTERNAL FLOOR AREA  
APPROX. 67.7 SQ M / 729 SQ FT  
CEILING HEIGHT: 3.95M / 12'95FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 67.7 SQ M / 729 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Tenure:** Share of Freehold  
**Term:** 125 years from 25/12/1983      **NOTES:**  
**Service Charge:** £4,468 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.

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