



Blomfield Road, W9

£2,095,000 *Share of Freehold*



Winkworth have the pleasure in offering a stunning, spacious (approximately 1,389 sq. ft.) two double bedroom apartment situated on the lower ground floor of an attractive, converted stucco-fronted period house located on one of the most desirable roads in Little Venice, adjacent to the famous Regent's Canal. The property has been well looked after by its owners and boasts well-proportioned rooms, including a reception room leading onto a separate dining room with doors opening onto a private garden, a fully fitted kitchen breakfast room with doors also opening to the private garden, a spacious principal bedroom overlooking a courtyard, a fully fitted bathroom suite with a separate shower cubicle, guest cloakroom, and a second bedroom with a door leading to a snug area which is currently used as a TV area, to which there is access to a private courtyard. The apartment offers a wealth of natural light with an open-plan kitchen entertaining area and has some wonderful attributes, including its own entrance, a private patio garden, and a garage. Blomfield Road is located in the heart of this fashionable area, close to all the local amenities, including the boutique shops, cafes (approx. 0.4 miles) on Clifton Road, and the underground (approx. 0.2 miles) at Warwick Avenue (Bakerloo line).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Two Double Bedrooms
- Luxury Family Bathroom
- Fully Fitted Kitchen/Breakfast Room
- Separate Dining Room
- Bright Reception Room
- Private Garden
- Garage



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 24/06/2106 - Please note the Lease is currently being extended to 999 years from August 2026.

Service Charge: £2,848.44 per annum

Ground Rent: A Peppercorn and Additional Rent

Council Tax Band: E

EPC rating: C





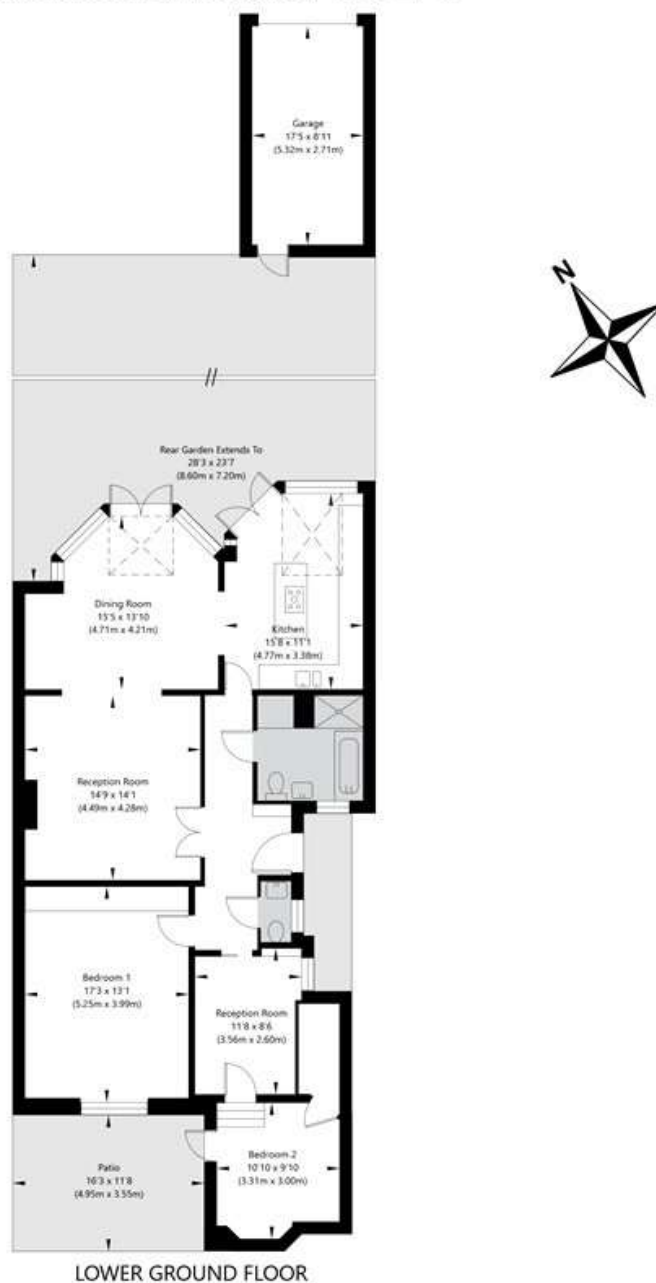
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	78 C

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260227>

Blomfield Road, London, W9 2PD



APPROXIMATE GROSS INTERNAL FLOOR AREA 129.11 SQ M / 1389 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.

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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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