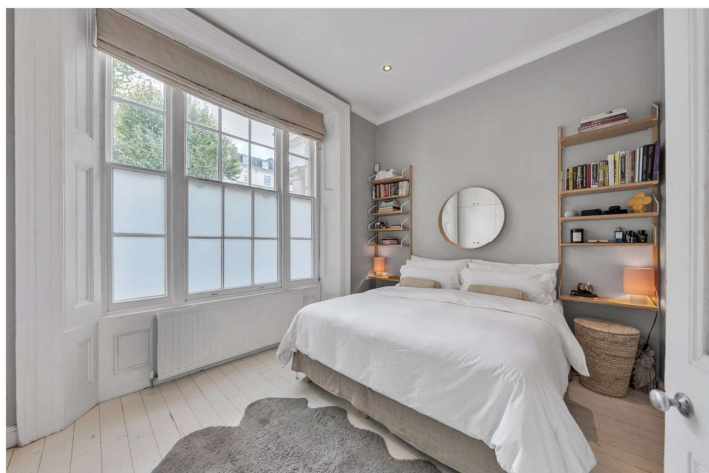




CLIFTON GARDENS, W9 £1,100,000 SHARE OF FREEHOLD

A rare and wonderful opportunity to purchase a well-proportioned, two-bedroom raised ground floor apartment, forming part of a Grand stucco fronted period house, with private off-street parking (Not allocated) situated on a sought-after tree lined residential Street in the heart of Little Venice. The apartment has been designed to create an entertaining area with high ceilings and full-length sash windows offering a wealth of natural light with wonderful views over the communal gardens, a fully fitted galleried kitchen, two bedrooms and a bathroom. The apartment has use and views of the triangle communal gardens, that are not appreciated until they have been seen. Clifton gardens is located close to all the local amenities offered by this fashionable area, including the famous Regents Canal (Approx. 0.2 Miles) the boutique shops, cafes on Clifton Road, Paddington Recreation Ground (Approx. 0.6 Miles) with outstanding children's play area, tennis courts, running tracks and the underground (Approx. 0.2 Miles) at Warwick Avenue (Bakerloo Line)

Entrance Hall | Two Bedrooms | One Bathroom | Reception Room | Private off-street Parking | Communal Gardens | Fully Fitted Galleried Kitchen

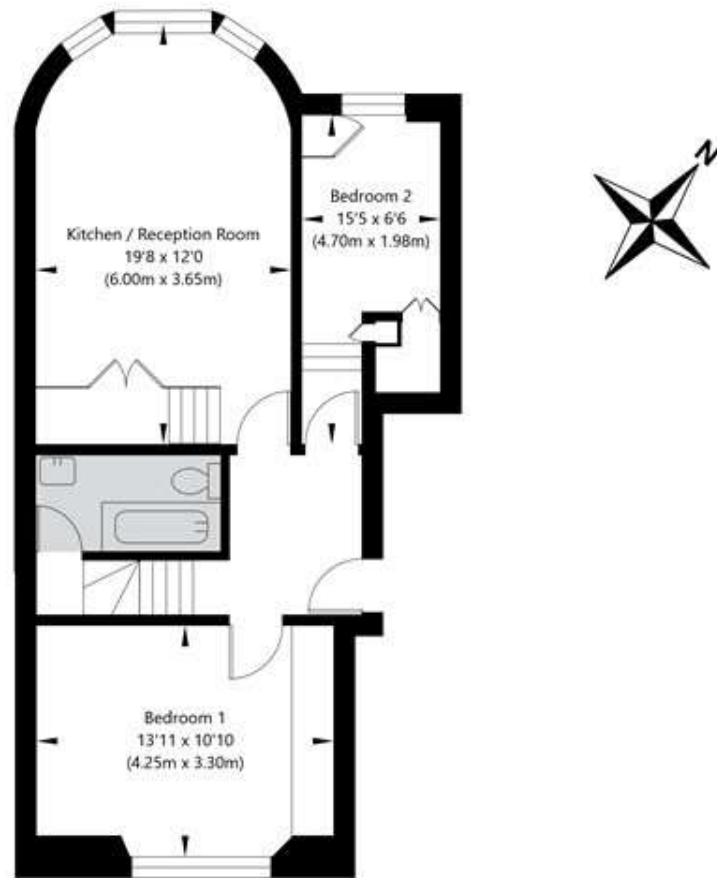
Winkworth

for every step...

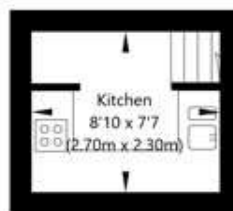
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Clifton Gardens, London W9 1AU



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.41 SQ M / 586 SQ FT



Mezzanine
GROSS INTERNAL FLOOR AREA
APPROX. 6.21 SQ M / 67 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 60.62 SQ M / 653 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 25/03/2982

Service Charge: £2757.92 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk



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