



## CLIFTON GARDENS, LONDON, W9 £1,975,000 SHARE OF FREEHOLD

An immaculately presented, spacious (Approximately 1439 sq. ft., bright two/three-bedroom maisonette arranged over the raised ground and garden level of a grand stucco-fronted period house, located in the heart of Little Venice. The apartment has been designed to create flexible living accommodation with its own private entrance and has been carefully designed to create a large kitchen, family room with a separate reception room with high ceilings, full-length sash windows offering a wealth of natural light and access to a private patio garden. Clifton Gardens is situated moments away from all the local amenities Little Venice has to offer, including (0.2 miles) from the boutique shops, cafes on Clifton Road, the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo line).

Leasehold With Share Of Freehold | Three Bedrooms | Family Bathroom | Shower Room | Open Plan Kitchen/Reception Room | Family Room | Snug | Courtyard | Store Room

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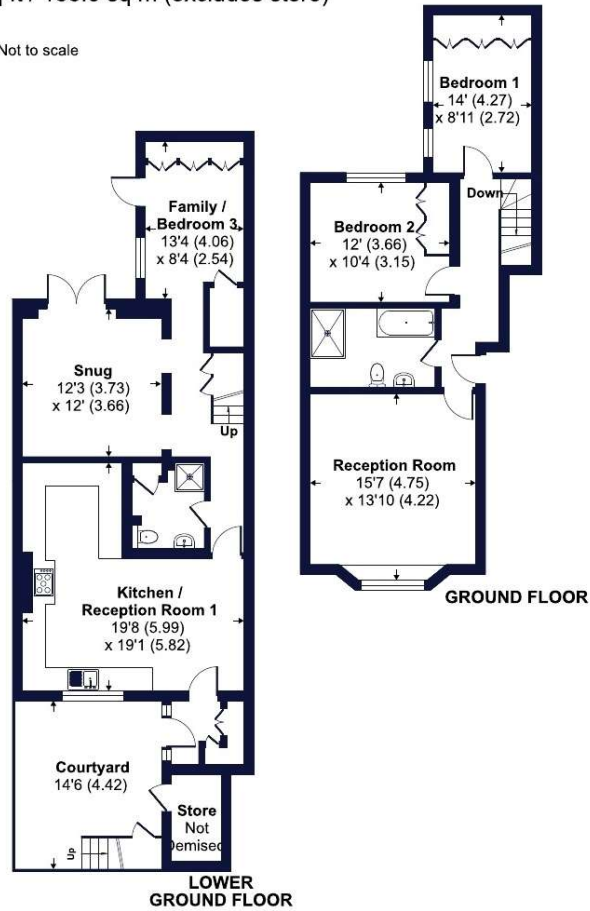




# Clifton Gardens, London, W9

Approximate Area = 1439 sq ft / 133.6 sq m (excludes store)

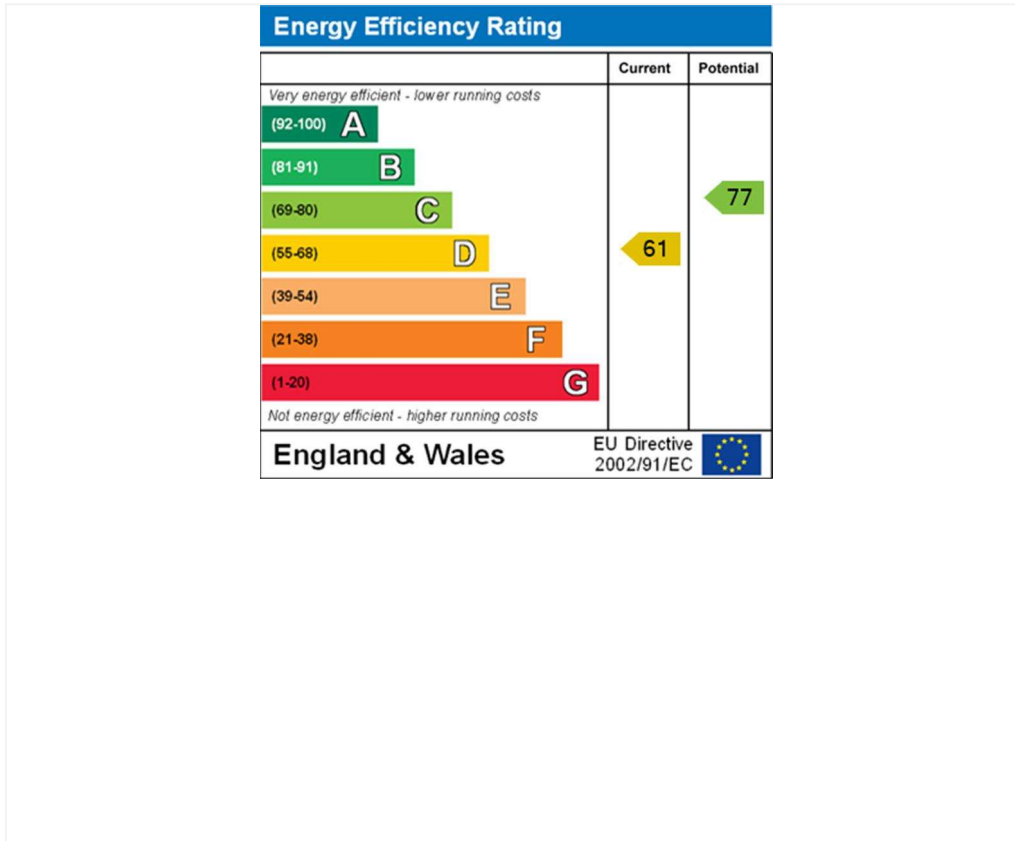
For identification only - Not to scale



**Certified  
Property  
Measurer**

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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3008

**Service Charge:** £4000 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

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