



## CLIFTON GARDENS, W9 £1,300,000 SHARE OF FREEHOLD

A wonderful and rare opportunity, to purchase a bright well-proportioned two bedroom raised ground floor apartment, forming part of an imposing converted house, located on one of the most desirable roads in Little Venice, with use and views of extensive communal gardens and off-street parking (subject to availability). The apartment is being offered in excellent decorative order and retains some wonderful features, including high ceilings, full length sash windows offering a wealth of natural light and use of fantastic communal gardens with a tennis court. The accommodation consists of a large principal bedroom suite, second shower room, kitchen, Reception and a second bedroom. Clifton Gardens is situated in the heart of this sought after area close to all the local amenities including the boutique shops, cafes on Clifton Road, the famous Regents Canal and adjacent to the underground at Warwick Avenue (Bakerloo line).

Two Bedrooms | Bathroom | Shower Room | Reception Room | Kitchen | Communal Gardens | Off Street Parking (Subject to Availability) | Share of Freehold

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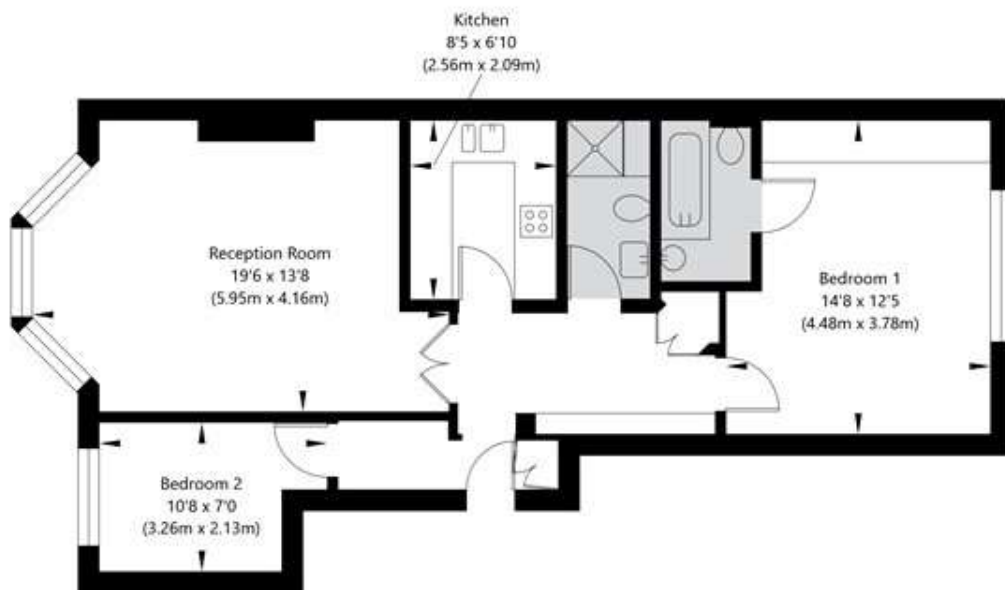






## Clifton Gardens, London W9 1AL

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 67.41 SQ M / 726 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 67.41 SQ M / 726 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2106

**Service Charge:** £4,717.68 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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