



BLOMFIELD VILLAS, LONDON, W2 £1,400,000 LEASEHOLD

Winkworth are excited to offer this duplex apartment situated on the ground and garden floors of an attractive converted stucco-fronted period house. The property has been well looked after by its current owners and boasts well-proportioned rooms, a wonderful kitchen-family room, a private entrance on the raised ground floor and a generously sized private garden. The primary bedroom benefits from a four-piece en-suite bathroom with a roll-top bath, a further second bedroom on the raised ground floor, and an en-suite bedroom on the lower ground floor. Additionally, a home office / outhouse with an en-suite shower room has been built at the rear of the 41ft garden. Blomfield Villas is located close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.6 miles), the famous Regent's Canal, and the Underground at Warwick Avenue (Bakerloo Line, 0.3 miles) as well as Paddington (Elizabeth Line, 0.3 miles).

Primary Bedroom With Ensuite Bathroom | Double Bedroom With En-Suite Shower Room | Third Bedroom | Outhouse With Ensuite-Shower Room | Open Plan Kitchen/Breakfast Room To Dining Room | Reception Room | Guest W.C | Patio | Vault | Office | Leasehold

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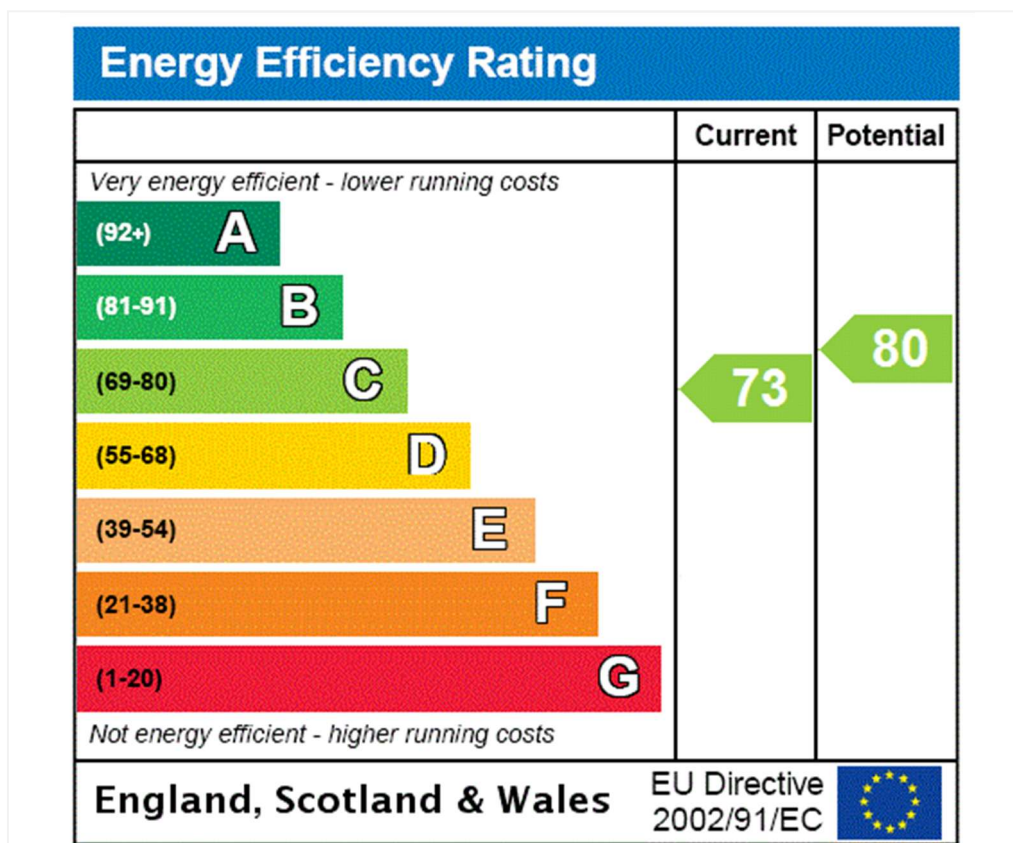


Blomfield Villas, London W2 6NH



APPROXIMATE GROSS INTERNAL FLOOR AREA 156.53 SQ M / 1685 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.



Tenure: Leasehold

Term: Expires - 12/11/2114

Service Charge: £2,962 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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