



Formosa Street, W9

£3,750,000 *Freehold*

4  2  3 

A wonderful opportunity to purchase a well-proportioned (approx. 2,622 sq. ft.) freehold house located in the heart of Little Venice, on an attractive, quiet, tree-lined residential road. The house is laid out over four floors, with access to a private patio garden. The house benefits from a wealth of natural light and retains some wonderful original features, including high ceilings, full-length sash windows, and stunning views from the rear across Pindock Mews. The owner has submitted a pre-planning application (which has had a favourable response) to create a large roof terrace and extend the lower ground floor into the garden, to create further living space. Formosa Street is situated close to all the local amenities offered by this sought-after area, including the famous Regent's Canal (approx. 0.3 miles), boutique shops and cafés (approx. 0.4 miles) on Clifton Road, and the Underground at Warwick Avenue (approx. 0.1 miles), which is on the Bakerloo line. Paddington Recreation Ground is a short walk away (approximately 0.5 miles), which has an outstanding children's play area, tennis courts, running tracks, and a cafe. Please note that the house is currently arranged as an upper-floor triplex and a self-contained basement garden flat.



Winkworth Maida Vale

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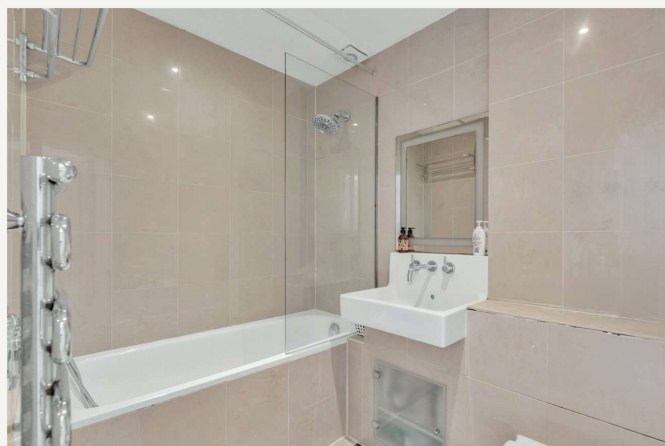
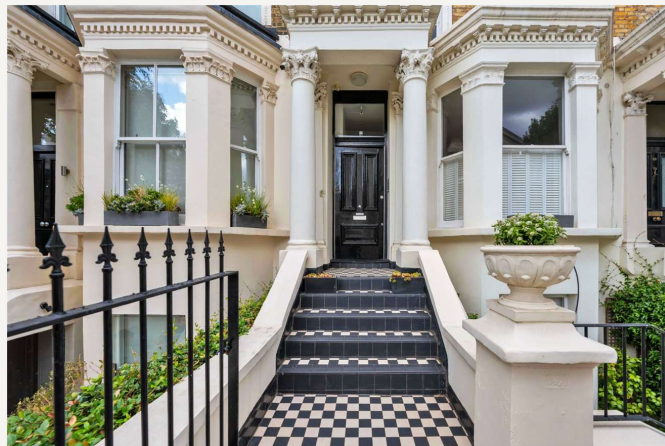
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KEY FEATURES

- Five Bedrooms
- Three Reception Rooms
- Four Bathrooms
- Three Kitchens
- Cloakroom
- Dining Room
- Private Patio Garden
- Potential For Roof Terrace
- Potential To Extend Lower Ground Floor
- Full-Length Sash Windows
- Balcony
- Private Rear Garden
- Front Garden
- Patio
- Garden Shed
- Four Floors + Mezzanine
- Upper Maisonette Triplex
- Self-Contained Garden Flat on Council Tax Band F



MATERIAL INFO

Tenure: Freehold

Council Tax Band: H + F

EPC rating: D

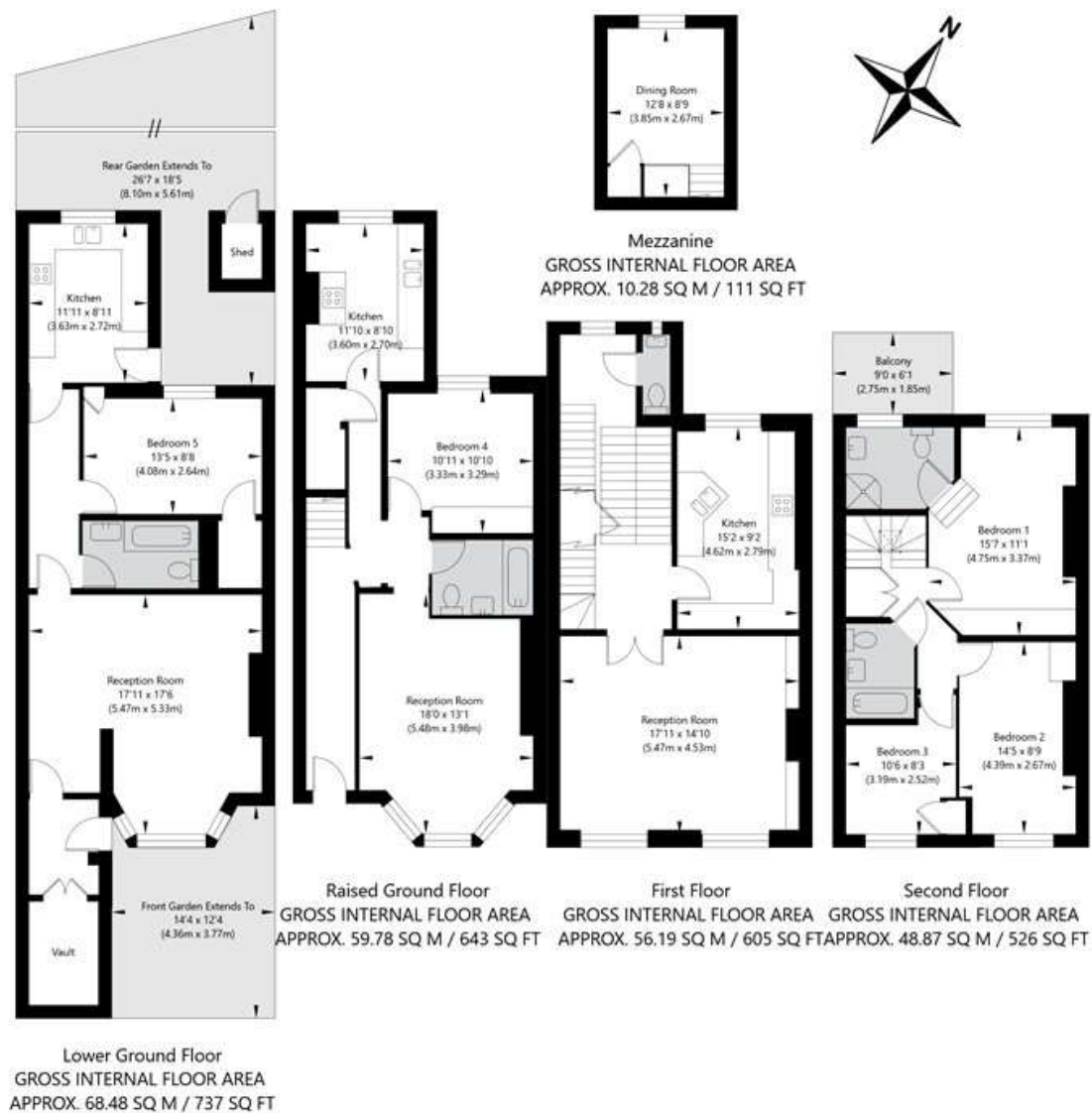


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



Formosa Street, London, W9 2QA



APPROXIMATE GROSS INTERNAL FLOOR AREA 243.6 SQ M / 2622 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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