



CLIFTON GARDENS, LONDON, W9 £1,450,000 SHARE OF FREEHOLD

A rare and wonderful opportunity to purchase a large (863 sq. ft.) one bedroom, first floor apartment featuring stunning views across the sought-after Crescent Communal Gardens. The property is in excellent condition and benefits from generous accommodation with high ceilings, a grand reception room with full-length sash windows that open out to a balcony, offering a wealth of natural light, a gas fireplace with an ornate surround, a kitchen/breakfast room and a spacious principal bedroom suite. The apartment forms part of a beautiful period converted stucco fronted house located on one of the most sought-after roads in Little Venice. Clifton Gardens is situated within 0.2 miles of the boutique shops and cafes on Clifton Road, the famous Regents Canal (0.15 miles) and Warwick Avenue Underground Station (Bakerloo line - 100 metres).

Principal Bedroom | Shower Room | Reception Room | Kitchen/Breakfast Room | Balcony | Storage | Access To Communal Gardens | Share Of Freehold

View our virtual tour here: <https://youtu.be/gusZmpY18zU>

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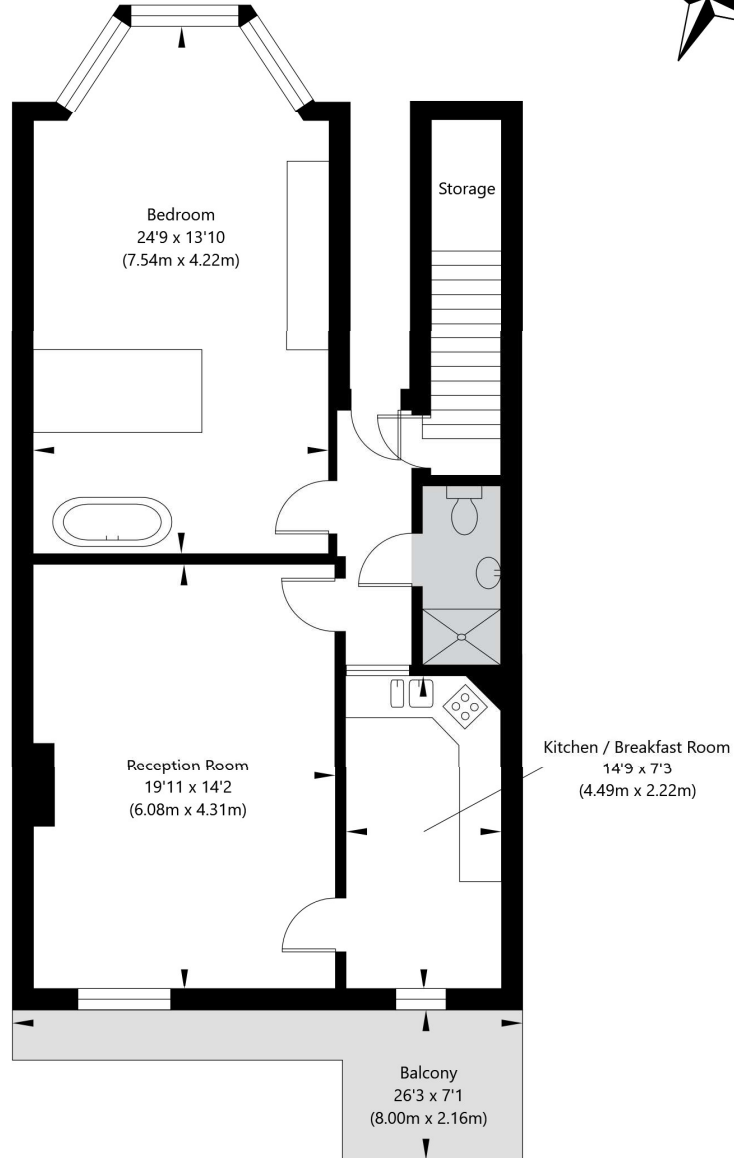
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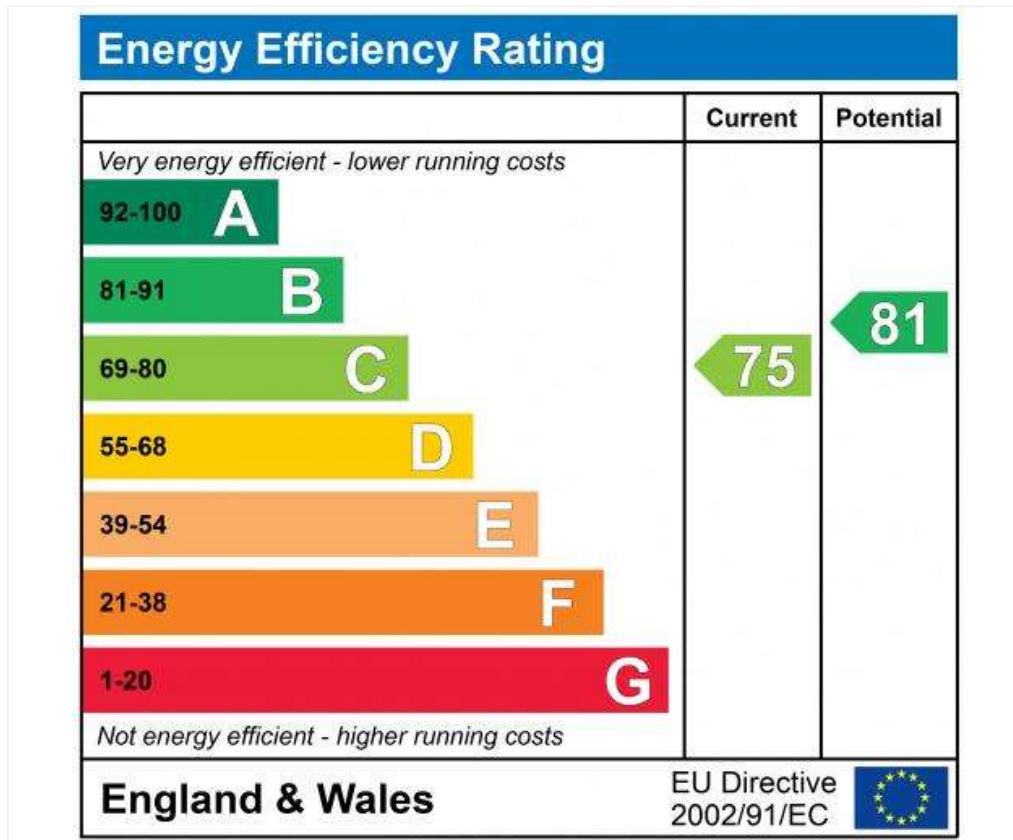


Clifton Gardens, London W9 1DT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.18 SQ M / 863 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 80.18 SQ M / 863 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: Share of Freehold

Term: Expires - 01/01/2980

Service Charge: £2539 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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