



*Clifton Villas, London, W9 2PH*  
*£615,000 Leasehold*





1 x  1 x  1 x 

A delightful bright, recently renovated, one bedroom flat situated on the top floor of a period stucco building on the prestigious Clifton Villas, a stones through from the canal, this airy flat boasts high ceiling courtesy of the roof space now opened up. The spacious reception has an open plan kitchen tucked away in the in the L shaped room, and with herringbone flooring throughout as well as marble worktop and splash back and Siemens / Bosch appliances. There is a good well proportioned double bedroom which looks out onto a balcony with views over the communal gardens, including views of the Wembley stadium arch and the BT tower , and has a contemporary tiled calatta marble bathroom. Leasehold with 100 years remaining and no onward chain. Two minutes walk to Warwick Avenue tube (Bakerloo line), 10 minutes walk to Paddington (Circle line, Hammersmith and City, and the newly opened Elizabeth line which gets to Liverpool Street in 11 minutes) and the picturesque canals of Little Venice and Paddington basin.



## Clifton Villas, London, W9

Approximate Gross Internal Floor Area = 39.5 sq m / 426 sq ft

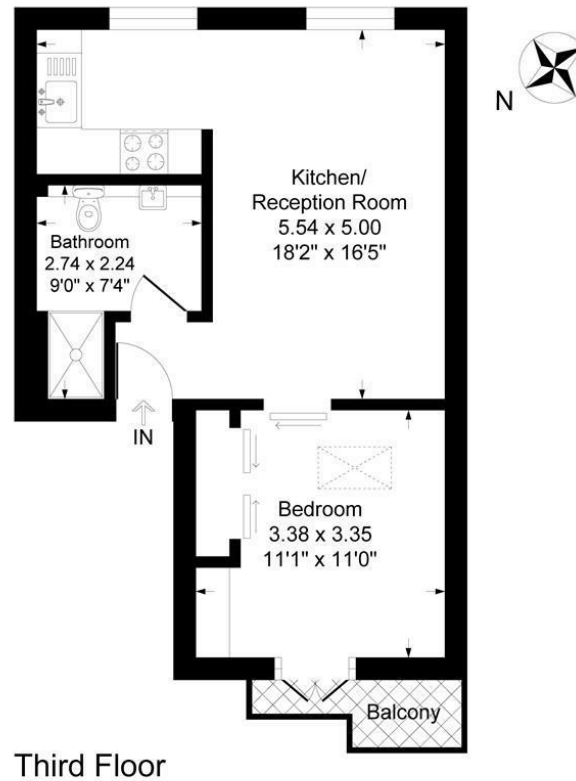


Illustration for identification purposes only, measurements are approximate, not to scale.

**Important Notice** Debussy Property Service Ltd trading as Braithwait for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Braithwait or the vendor, (iii) whilst none in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Braithwait or any person within their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Wide angled lenses may be used in photographs.

Call us on 0207 289 8889 or email [sales@braithwait.co.uk](mailto:sales@braithwait.co.uk)

**B**  
BRAITHWAIT