



*Connaught House, London, W9*  
*£1,395,000 Leasehold - Share of Freehold*



BRAITHWAIT

## CONNAUGHT HOUSE, LONDON, W9

A wonderfully bright two bedroom, two bathroom flat in the heart of Little Venice overlooking private communal gardens, with a tennis court and children's playground. The flat is situated on Clifton Gardens, with private off street parking and is a moment's stroll from Warwick Avenue station and 10 minutes walk from Paddington which offers the Elizabeth Line, Heathrow Express and National Rail. Set on the first floor of Connaught House, a stuccoed Victorian terrace, this first floor flat has high ceilings and generous proportions, which create an exaggerated sense of volume, with floor to ceiling windows and a tree lined outlook on each side. The west facing balcony provides a perfect spot for evening sunshine with a table and chairs, looking down the leafy avenue.

The living space overlooks and has the benefit of use of the glorious Little Venice Gardens, a private space shared by residents. There are expansive lawned areas, mature trees up to 200 years old, a tennis court and children's play area. At the front of the flat there is a balcony for al fresco dining, and at ground level there is private off street parking for residents.

Little Venice is one of London's best loved neighbourhoods, with excellent transport links including Elizabeth Line, Bakerloo Line, City and Hammersmith and Heathrow Express. The flat is a short step from Regents Canal, which offers waterside walks to Regents Park and beyond. Formosa Street is a Little

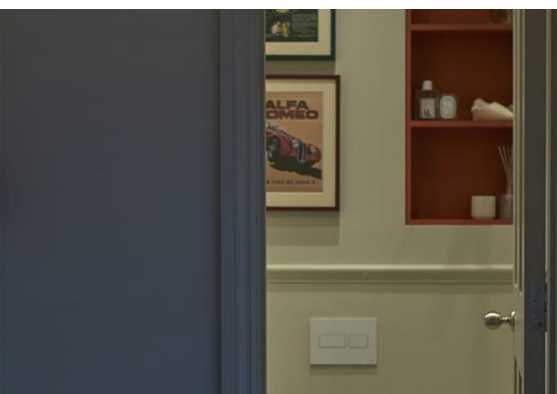
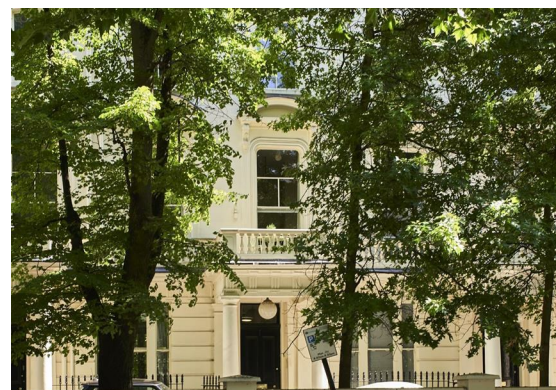




Venice destination having Paulette restaurant, The Prince Alfred pub, The Red Pepper and other independent local shops and cafes. Clifton Nurseries is a long established garden centre, with a spectacular selection of plants and a wonderful brunch spot.

St Saviour's C of E and also St Joseph's RC primary school are both within walking distance and are rated good/outstanding.

Tenure: Share of Freehold, Lease approx. 952 years remaining / Service Charge: Approx. £5000 per annum / Ground Rent: N/A



Clifton gardens, London, W9  
 Approximate Gross Internal Floor Area = 82.6 sq m / 889 sq ft (Included Loft 1 and 2 Area)  
 Approximate Gross Internal Floor Area = 72.1 sq m / 777 sq ft (Excluded Loft 1 and 2 Area)

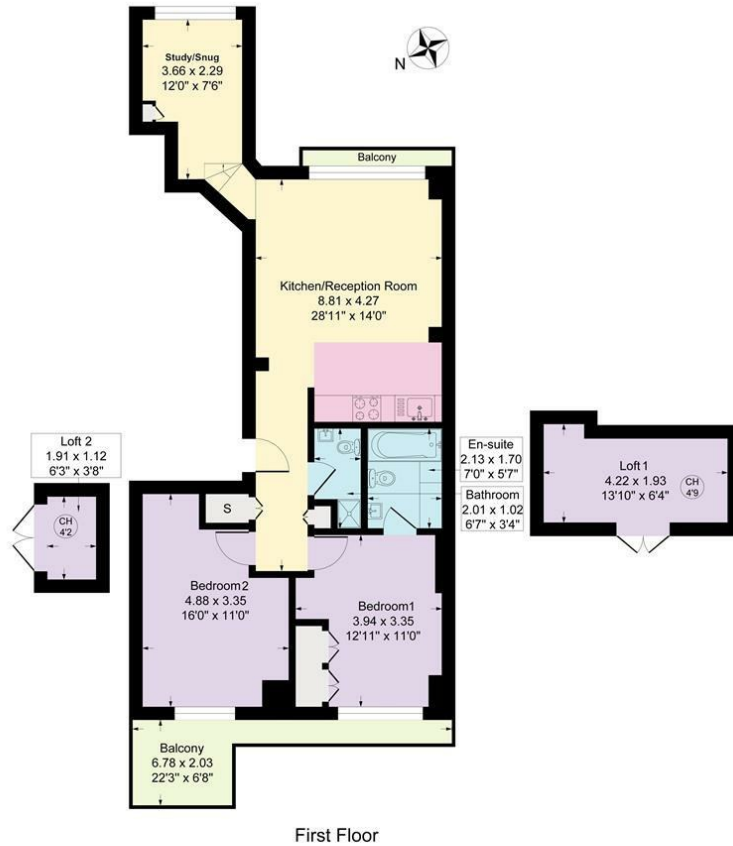
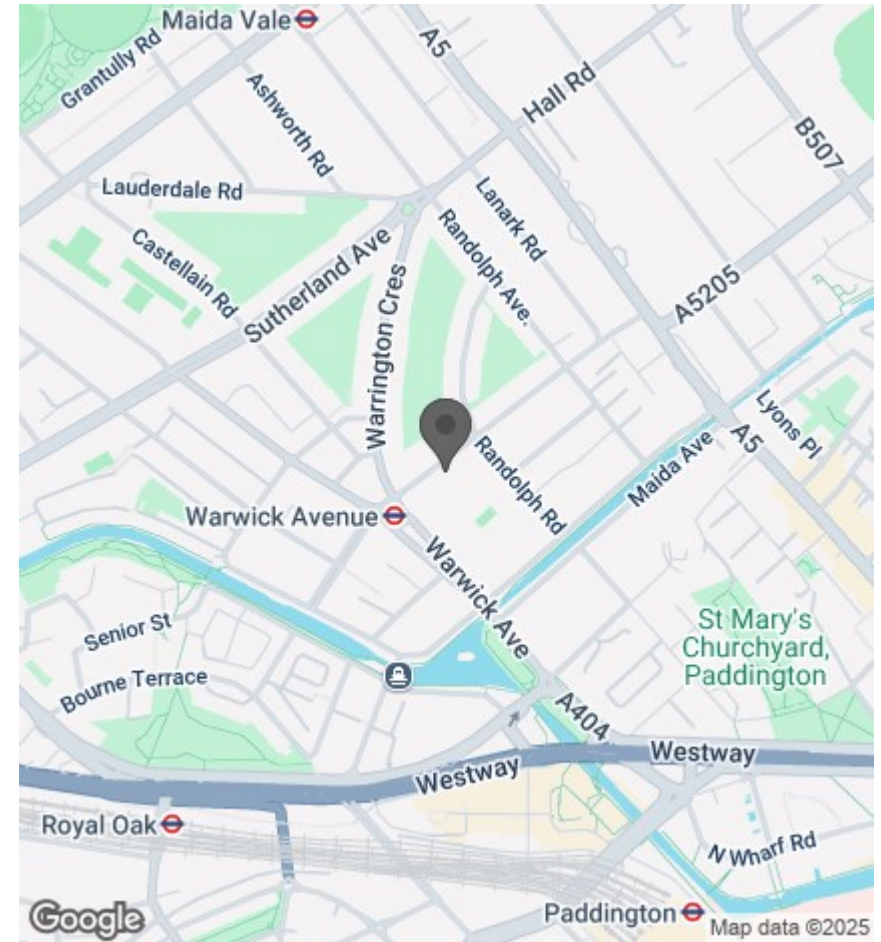


Illustration for identification purposes only, measurements are approximate, not to scale.



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