

CHARMILL

RESIDENTIAL



Lanark Place, Little Venice W9

£1,800,000



Lanark Place, Little Venice W9



Hidden away in a private gated mews in the heart of Little Venice and on the market for the first time in over 60 years is this rarely available three/four bedroom mews house. Set over four floors the house comprises an impressive double aspect 28 ft reception room which opens up to a balcony, a fully fitted eat-in kitchen, a further reception room/bedroom with French doors leading you to a Juliet balcony, three double bedrooms with a en-suite shower room off the principal bedroom, a family shower room and guest cloakroom. Furthermore this charming property also benefits from a double garage. The house is in need of modernisation however has the bones to create a wonderful family home providing the incoming purchaser a unique opportunity to stamp their mark and make it their own. Lanark Place is situated at the end of Clarendon Terrace and enjoys a tranquil setting just moments from the vast array of shops, restaurants and cafes on Clifton Road together with Regents Canal.

Warwick Avenue station (Bakerloo line) is just a short stroll away and Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes. Furthermore the new Elizabeth line is also within walking distance connecting you to Canary Wharf in just 18 minutes.



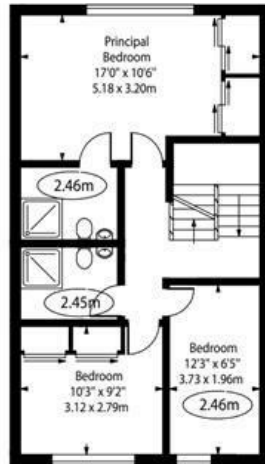


Floor Plan

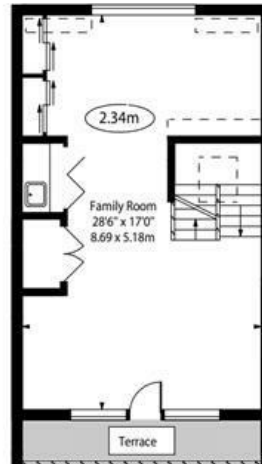
Lanark Place, W9



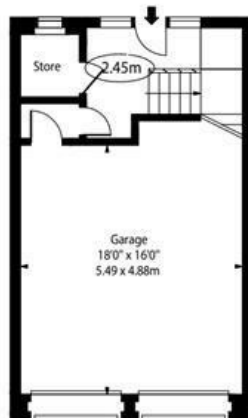
○ - Ceiling Height



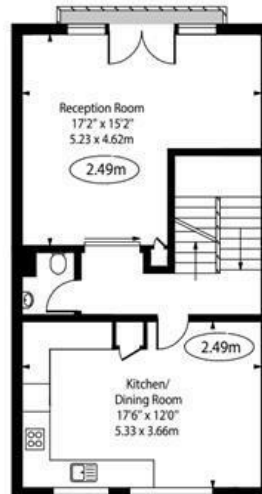
Second Floor



Third Floor



Raised Ground Floor



First Floor

Approx Gross Internal Area 2021 Sq Ft - 187.75 Sq M
(Including Garage)

Approx Floor Area Including Restricted Heights 2045 Sq Ft - 189.99 Sq M
(Including Garage)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.44385

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

020 7046 6275 • sales@charmillresidential.co.uk • 51 Maida Vale, Little Venice, London W9 1SD
charmillresidential.co.uk