

CHARMILL

RESIDENTIAL

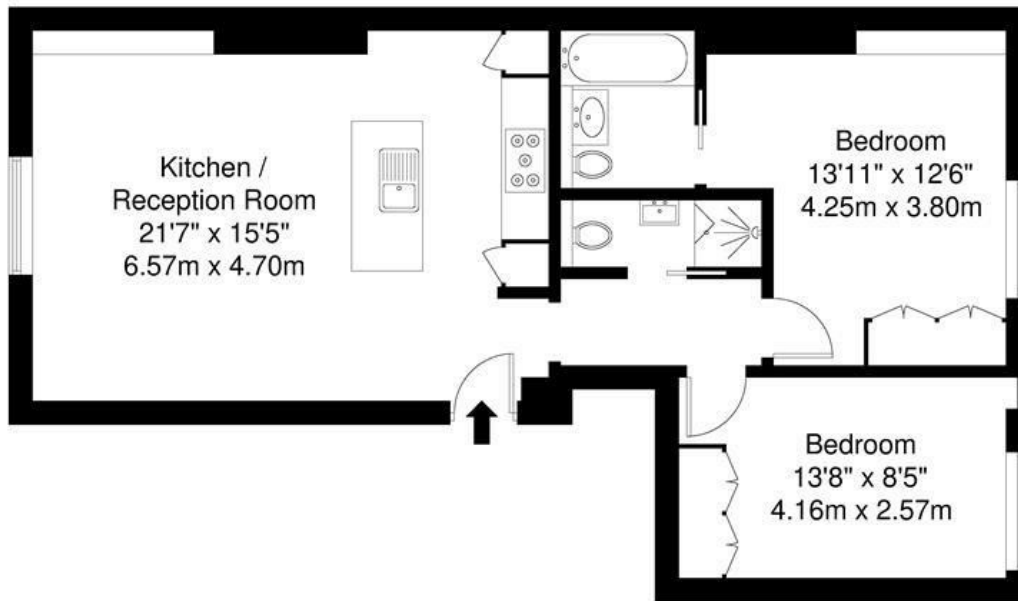


Clifton Villas, Little Venice W9

A newly refurbished two double bedroom apartment arranged on the first floor of a white stucco-fronted period conversion set within the heart of Little Venice. This charming apartment comprises an open plan kitchen/reception room with an abundance of natural light, wooden flooring and wine cooler, a spacious principal bedroom with fitted wardrobes and en-suite bathroom, further double bedroom with ample storage and a tiled shower room. The property further benefits from an additional storage unit set within the communal area and high quality fixtures and fittings throughout. The property is moments away from the renowned Clifton Nurseries and Warwick Avenue underground station (Bakerloo line).

- Wooden flooring throughout
- High ceilings
- Open plan kitchen
- Newly refurbished
- High quality fixtures and fittings
- Fitted wardrobes
- Great transport links
- First floor apartment
- Period conversion

£923



First Floor

Clifton Villas, Little Venice, W9

Total Gross Internal Area = 66.7 sq m / 718 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

