



Interior Designed Apartment on the Raised Ground Floor of a Stunning Period Conversion

Bristol Gardens, Little Venice, W9
Available 7 August - £525 per week

*Fees May Apply

Bristol Gardens, Little Venice, W9

£525 per week

£2,578.33 PCM

- Reception room with Juliette balconies
- Fully fitted open plan kitchen
- Bedroom with built in and under bed storage
- Shower room
- Utility cupboard
- Stunning communal gardens

Set on the raised ground floor of a Regency style period building, is this charming, interior designed apartment in a much sought after area in Little Venice. This bright, modern, refurbished home comprises entrance hall with utility cupboard leading to double bedroom, contemporary shower room and stunning open plan reception room with wood floors, 10ft high ceilings and floor to ceiling sash windows that open on to two private balconies overlooking beautiful communal gardens. Bristol Gardens is located within easy walking distance to local amenities, cafes, restaurants and the Regents Canal. Transport facilities of Clifton Road and Warwick Avenue underground station (Bakerloo line) is just 0.1 miles away.

- Available 7 August - Furnished
- Westminster Council Tax Band: D £912.05 PA
- EPC Rating: 71/C
- Approx. Gross Internal Area: 441 Sq Ft



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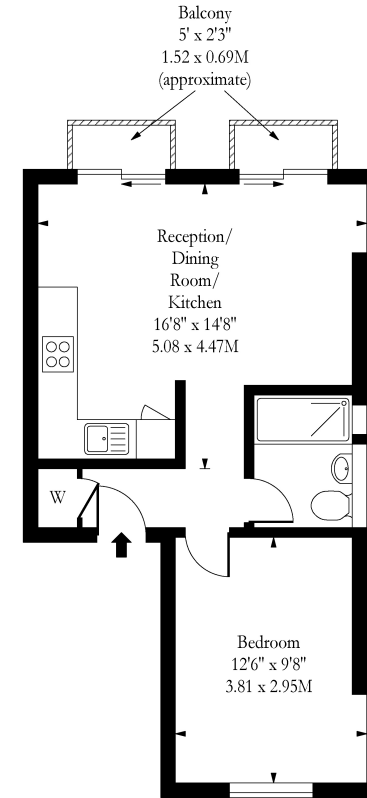
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Bristol Gardens, W9

Approx Gross Internal Area: **441 Sq Ft / 41 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Raised Ground Floor

Approx Gross Internal Area 441 Sq Ft - 41Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

www.tomekphotography.co.uk

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included