



CLIFTON VILLAS

WESTMINSTER W9





A charming, beautifully proportioned, white-stucco house in the heart of Little Venice.

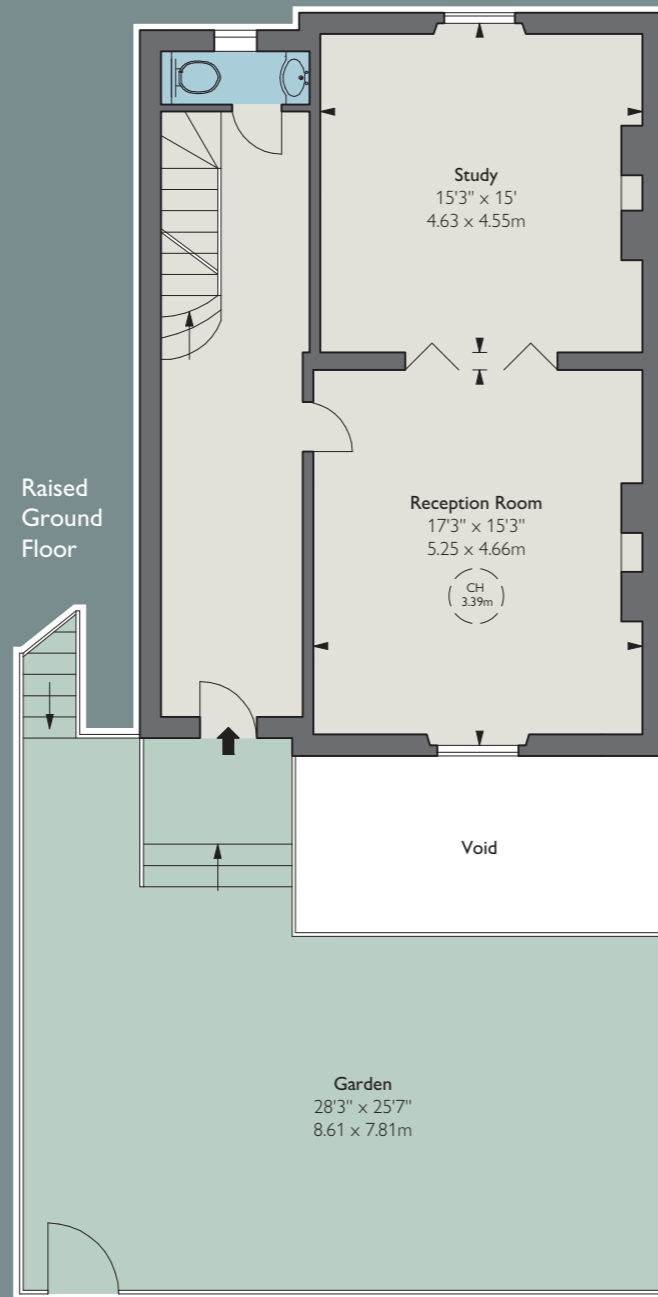
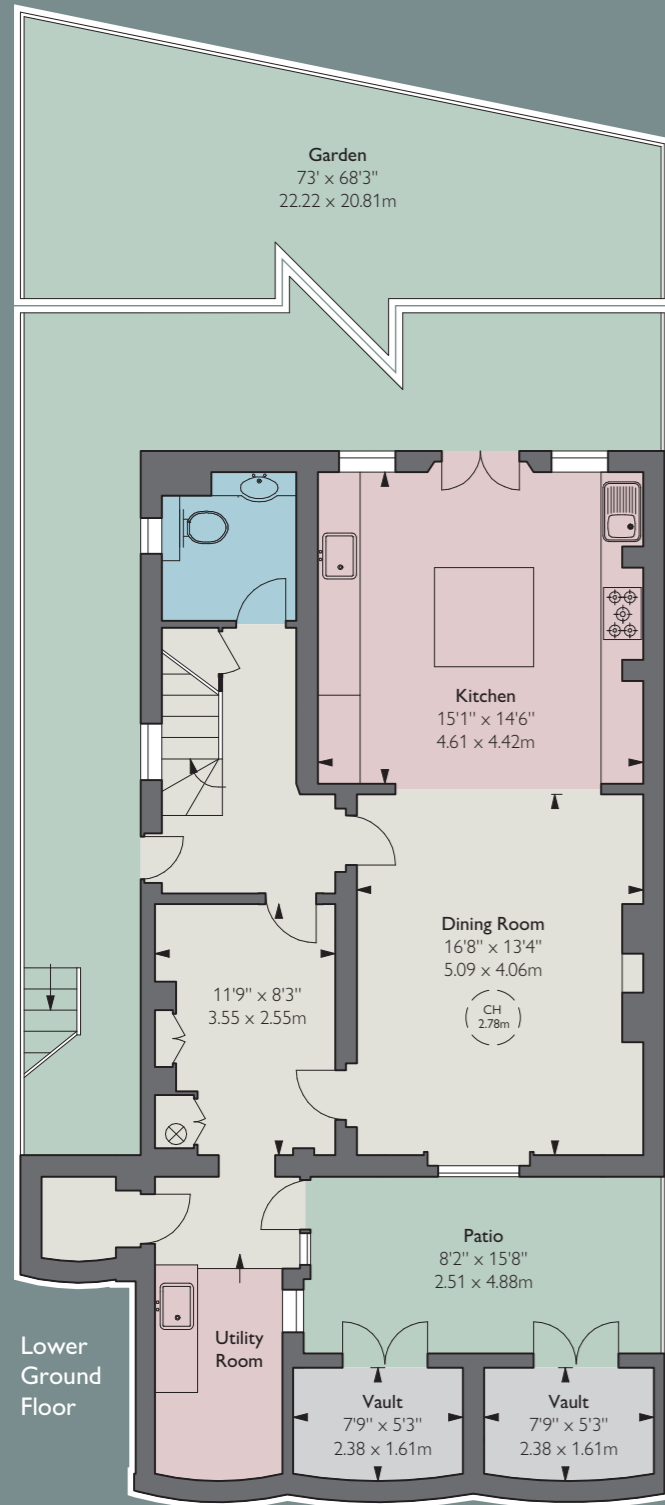


The property is presented in good condition and benefits from a private garage at the end of the southeast-facing garden. The house is light-filled with good volumes and a very practical layout for family living. The kitchen gives onto the garden, the raised ground floor is a double reception room, the first floor a principal suite of bedroom, dressing room and bathroom while the second floor has three bedrooms and a family bathroom.

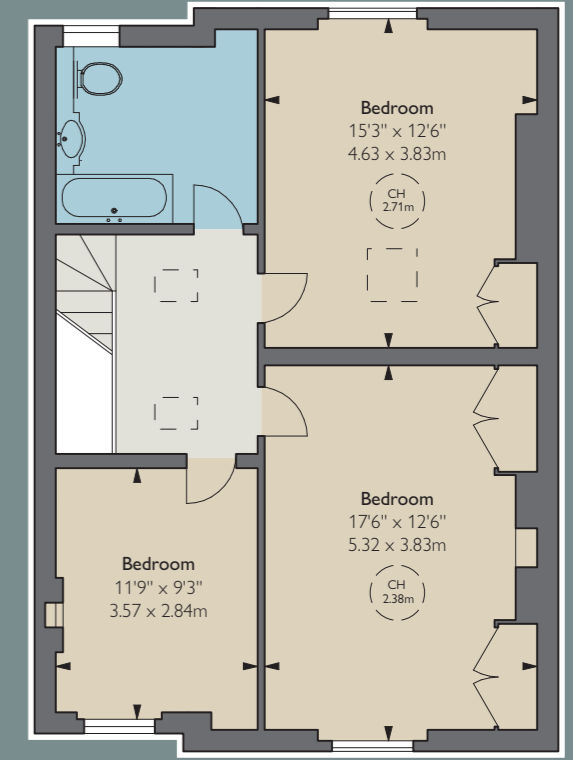
LOCATION

The house is in the heart of Little Venice and Clifton Villas is a particularly attractive street which has 'village' shops within steps and is a few doors away from the famed Clifton Nurseries. Early viewing is encouraged.





First Floor



Second Floor

TENURE
Freehold

PRICE
£8,000,000

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX
Band H

APPROXIMATE GROSS INTERNAL AREA
2,985 sq ft / 277.31 sq m excluding vaults

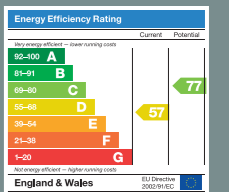
VAULTS AREA
86 sq ft / 7.99 sq m

TOTAL APPROXIMATE GROSS INTERNAL AREA
3,071sq ft / 285.30 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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