



**11 Bristol Gardens, London
W9 2JG
Price £4,250,000 Freehold**

A beautiful Stucco fronted terraced house located in the heart of Little Venice. The property, in need of some updating offers an abundance of natural light and space. Comprising of 2639 square feet (245 sq mtrs) the house is currently arranged as four bedrooms (all en-suite) and offers excellent family living accommodation as well as having the wonderful advantage of a roof terrace and communal gardens to the rear. Bristol Gardens is located moments walk from the amenities and transport facilities of Clifton Road and Warwick Avenue Underground Station (Bakerloo Line) as well as The Regents' Canal. EPC Rating D



To Communal Gardens

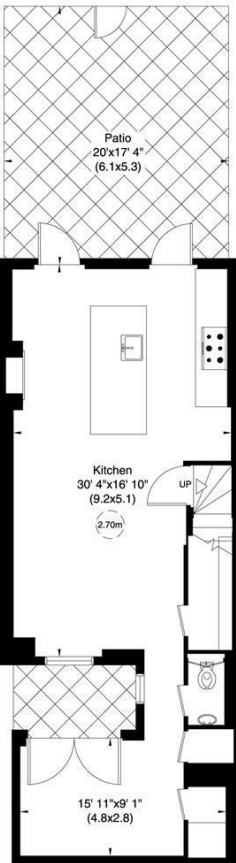
11 Bristol Gardens, W9

Gross internal area (approx.)

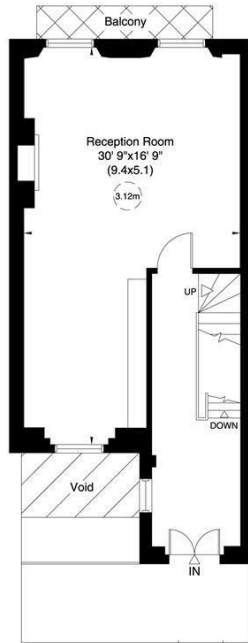
246 Sq m (2646 Sq ft) Including Under 1.5m

245 Sq m (2639 Sq ft) Excluding Under 1.5m

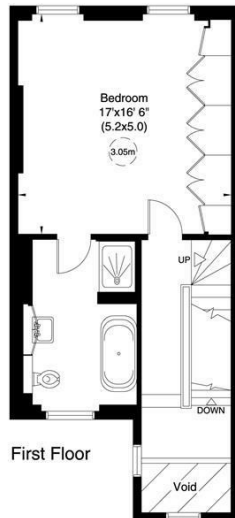
For identification only, Not to Scale



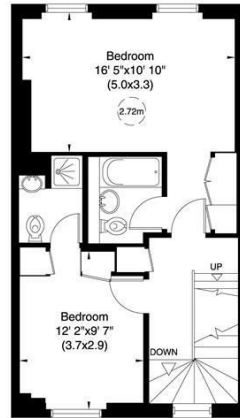
Lower Ground Floor



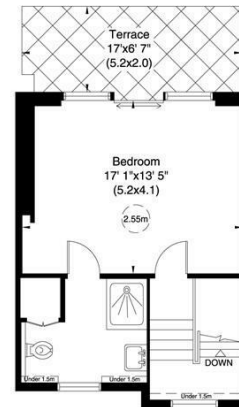
Ground Floor



First Floor



Second Floor



Third Floor



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