



**Bristol Gardens, Little Venice, W9**



020 7402 9494

A unique four bedroom charming period house ideally positioned in prime Little Venice. This beautiful home is set over four floors and comprises a stunning studio style reception room with double volume ceilings, boasting an abundance of character and natural light through a large picture window with balcony. An ornate wrought-iron spiral staircase leads to a galleried open plan kitchen/dining room with vaulted glazed ceiling. Accommodation includes a principal bedroom with en-suite bathroom and dressing room, three further bedrooms, family bathroom and converted vaults incorporating utility area. Rear patioed garden with right of use and private front patio.

Quietly and ideally located in the heart of Little Venice close to Warwick Avenue Underground station, the Regents Canal and the shops, restaurants and boutiques at Formosa Street and Clifton Road.

### **ACCOMMODATION**

**4 BEDROOMS : BATHROOM : SHOWER ROOM : RECEPTION ROOM : KITCHEN : PATIO : BALCONY : GARDEN : EPC RATING E**

### **TERMS**

**TENURE**

Freehold

**PRICE**

Price £2,395,000 subject to contract



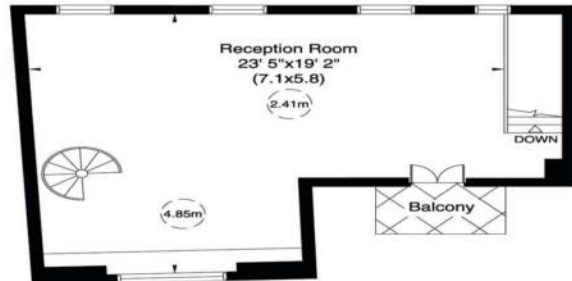


# Bristol Gardens, W9

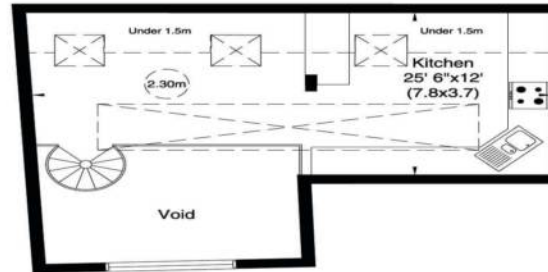
Gross internal area (approx.)

164 Sq m (1760 Sq ft) Including Under 1.5m  
 157 Sq m (1694 Sq ft) Excluding Under 1.5m

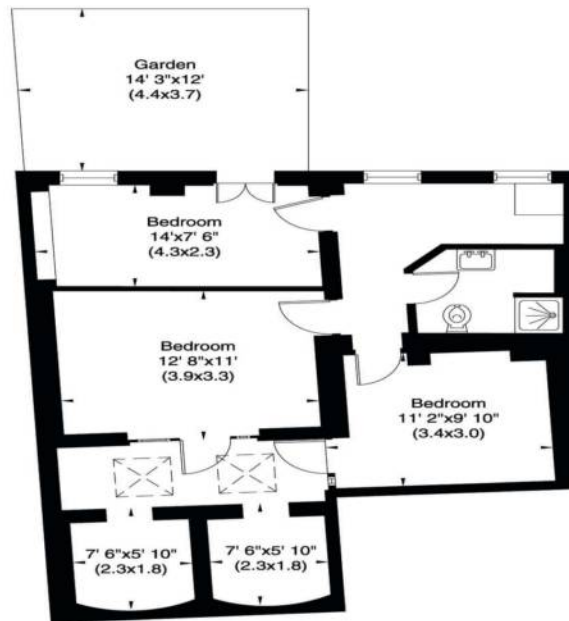
For identification only, Not to Scale



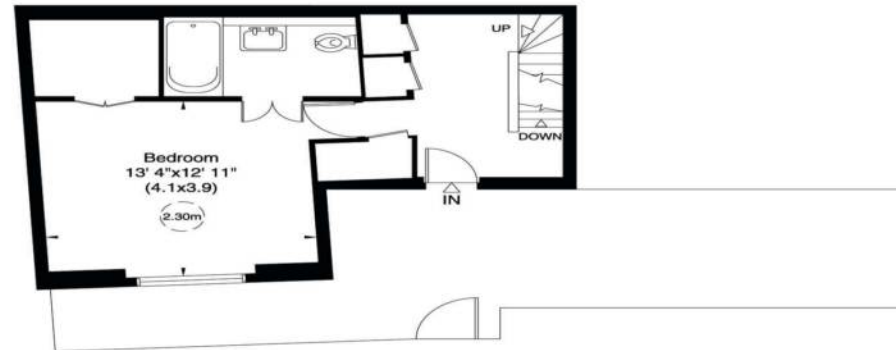
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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