





6 Blomfield Road, Little Venice
London W9 1AH
Asking price £2,999,999 Freehold

A modern 4 Bedroom town house comprising 2082 sq ft/193 sq m situated directly opposite the Regents Canal in the heart of Little Venice. The property has been well maintained throughout and offers bright and spacious accommodation including 2 Reception rooms and a 17' Kitchen/Breakfast room. Further benefits include off-street parking for 2 cars, an integral garage, a 62ft landscaped rear garden and a top floor terrace with views over the canal. Blomfield Road is located moments away from the amenities of Clifton Road as well as Warwick Avenue Underground Station (Bakerloo Line).





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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		61	78
(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	
			

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