



CASTELLAIN ROAD, LITTLE VENICE W9

ARLINGTON
RESIDENTIAL

A Beautifully Presented First-Floor Two Bedroom Two Bathroom Apartment in the Heart of Little Venice

Situated on the highly sought-after Castellain Road in Little Venice, this beautifully presented first-floor apartment is set within a charming period conversion and boasts an abundance of natural light, elegant proportions, and wonderful period features.

The spacious reception room, with its stunning high ceilings, large bay window, and feature fireplace, is thoughtfully arranged with an open-plan modern kitchen and dining area, perfect for both relaxing and entertaining. The principal bedroom, located at the rear of the property for added tranquillity, features generous built-in storage and an en suite bathroom. Additionally, there is a second bedroom, currently used as a study, offering flexibility to suit a variety of lifestyles. A separate bathroom and additional storage space off the entrance hall complete the apartment's well-designed layout.

Castellain Road is a quiet, tree-lined street positioned moments from the cafés, boutiques, and restaurants of Formosa Street and Clifton Road. Little Venice itself is an idyllic pocket of London, known for its picturesque canals, charming waterside cafés, and easy access to green spaces. Excellent transport links include Warwick Avenue Underground Station (Bakerloo Line) and Paddington Station (Elizabeth Line & Heathrow Express), ensuring seamless connections across the city and beyond.

Photos as previously furnished. Wooden floors as shown are not in accordance with the lease. Further information is available on request.

ASKING PRICE: £775,000

TENURE: Leasehold – 175 years remaining

SERVICE CHARGE: £750 per annum

GROUND RENT: Peppercorn

EPC RATING: C

COUNCIL TAX BAND: E

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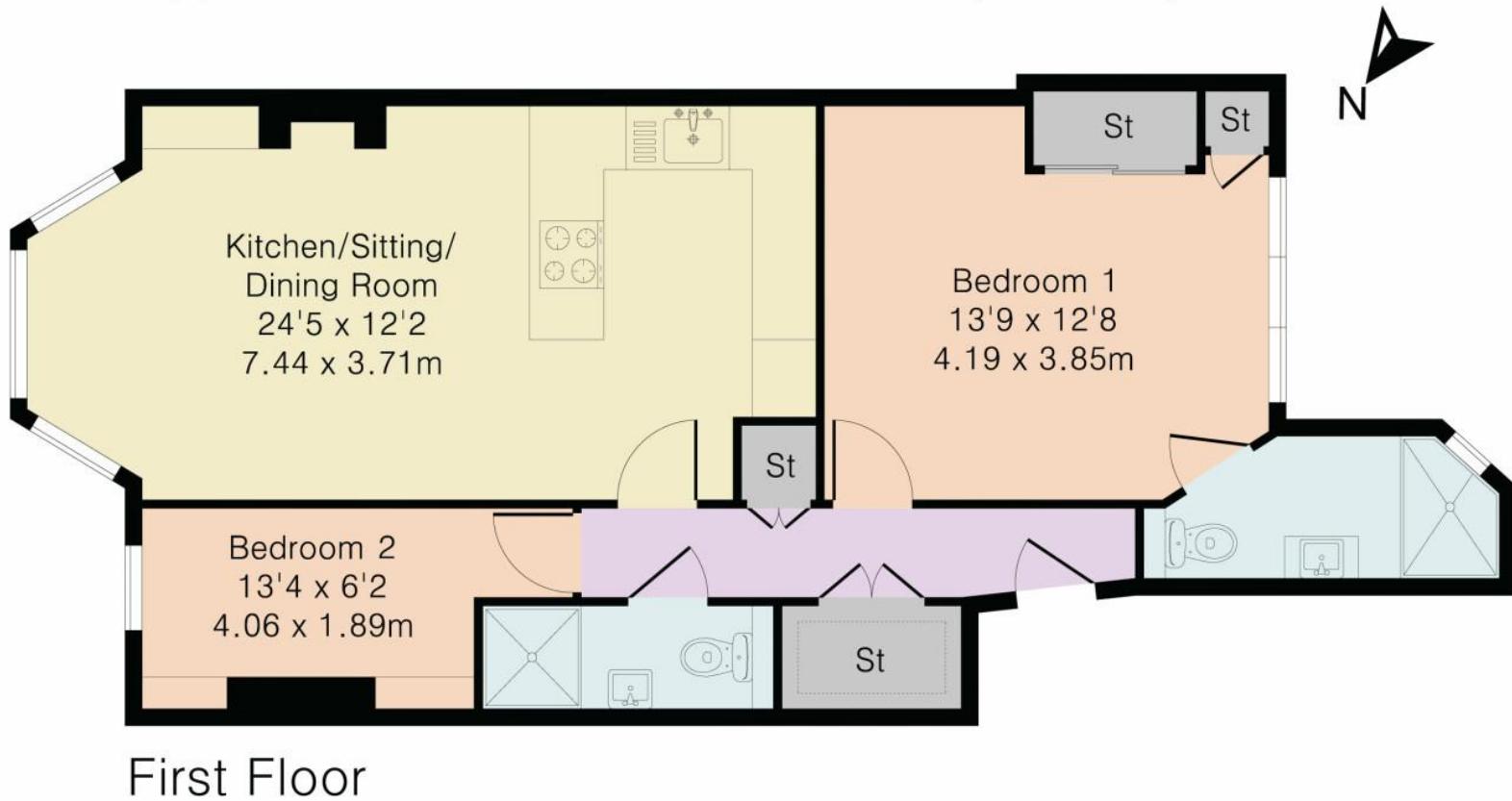








Approximate Gross Internal Area 700 sq ft - 65 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

