



## Robert Close, Little Venice, W9 £4,000 Per Month Unfurnished

A superb three-bedroom house with private off-street parking. Arranged over three floors, the property approximately measures just over 1,500 sq ft.

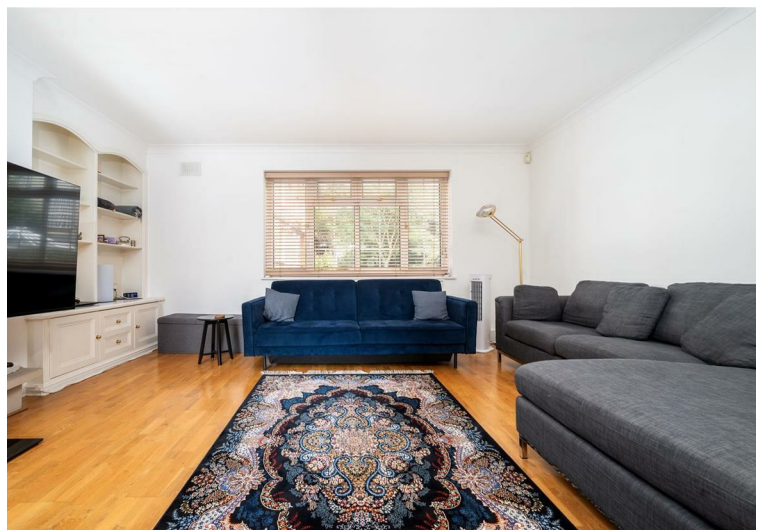
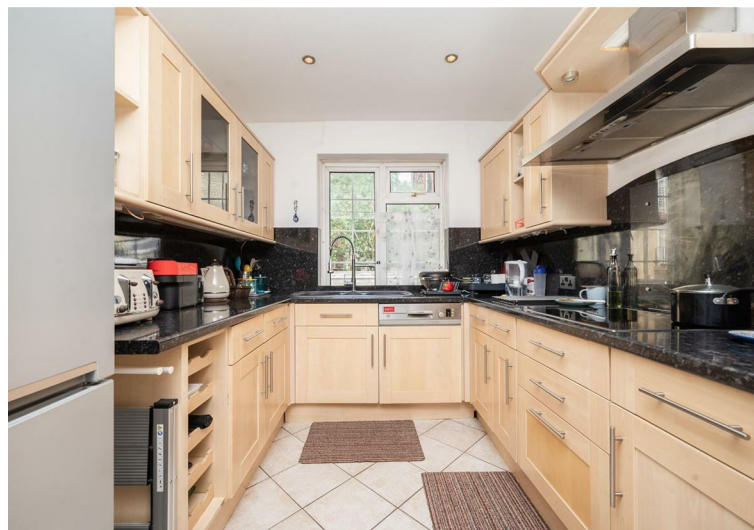
The first floor offers a bright and spacious reception room opening onto a private balcony, a separate dining room, and a separate fully fitted and equipped kitchen.

The second floor boasts a principal bedroom with an en-suite bathroom, 2 further double bedrooms, and a family bathroom.

The property also has a private garage currently used as a utility room. ( no vehicular access )

Robert Close is a gated row of beautiful houses in the heart of Little Venice. The property is less than 0.1 miles from Warwick Avenue underground station (Bakerloo Line) which provides access to Paddington Railway Station, Heathrow Express and West End. The picturesque Regents Canal, cafes and amenities of Clifton Road are also within 0.1 miles of the property.

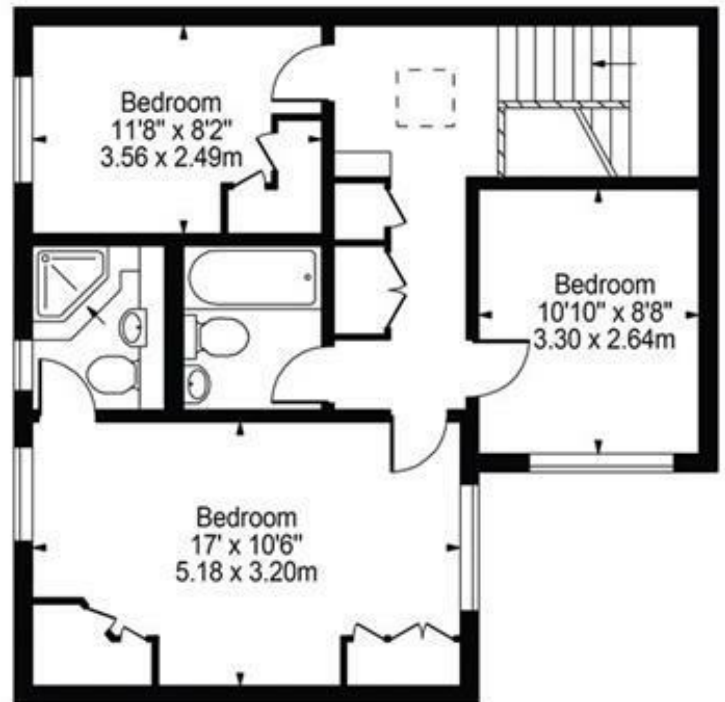




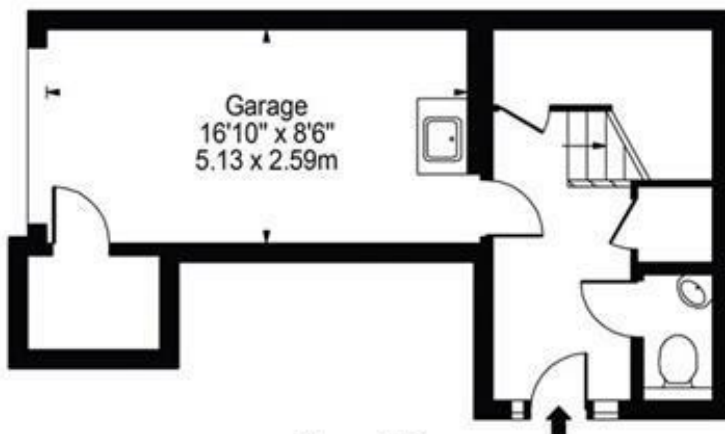


# Robert Close, W9

Approx. Gross Internal Area 1518 Sq Ft - 141.03 Sq M  
(Including Garage)



Second Floor  
(608 Sq Ft - 56.49 Sq M)



Ground Floor  
(302 Sq Ft - 28.06 Sq M)



First Floor  
(608 Sq Ft - 56.49 Sq M)

**For Illustration Purposes Only - Not To Scale**

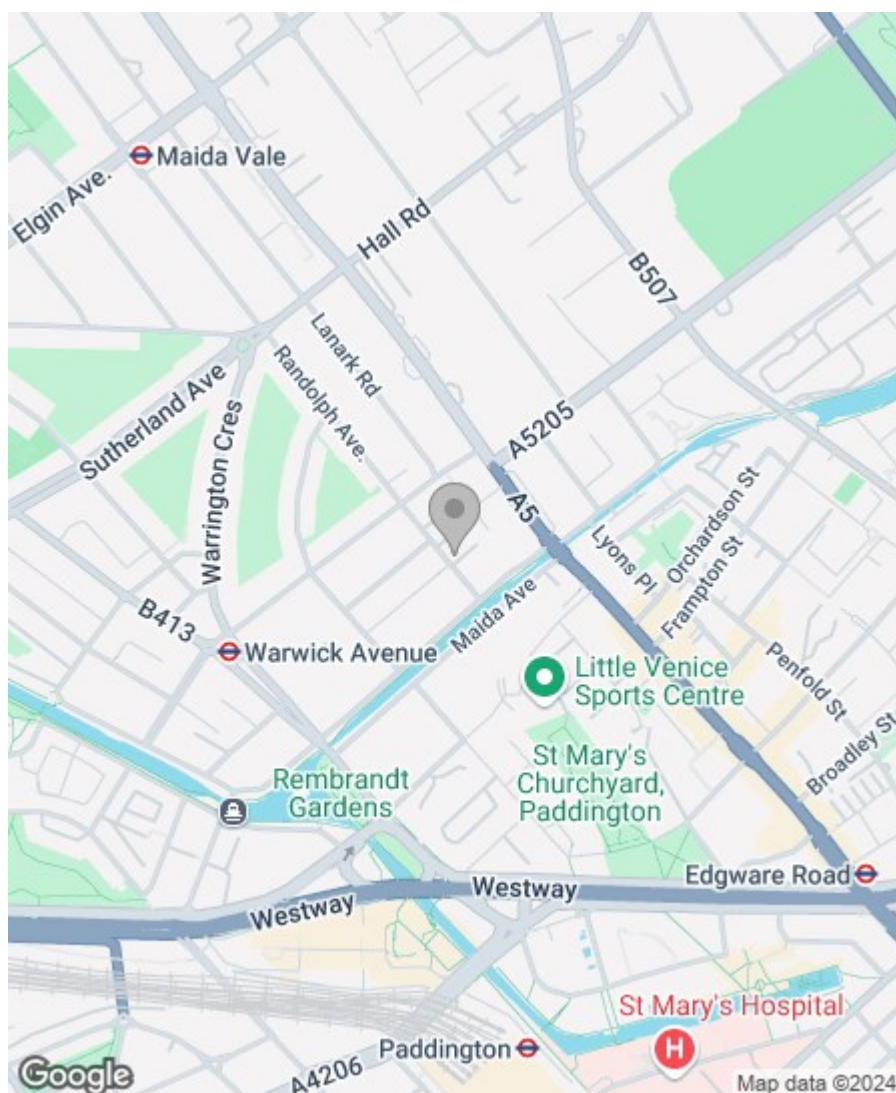
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

Location	Little Venice, W9
Price	£4,000 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	G
Furnishing	Unfurnished

## Key Features

- Off Street Parking for 2 cars
- Private Balcony
- Great Location
- Close To Transport Links
- Spacious reception
- Wooden Floors
- Unfurnished
- Available Now



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).