

## Robert Close, Little Venice, W9 £1,925,000 Subject to contract

Elegant Three-Bedroom Home in a Prestigious Gated Enclave in Little Venice. This property offers private off-street parking for two cars and is set within Robert Close, a gated row of beautiful houses in the heart of Little Venice.

Boasting approximately 1,518 sq ft and is arranged over three floors. The first floor features a bright and spacious reception room that opens onto a private balcony, a separate dining area and a fully fitted and equipped kitchen. On the second floor, the principal bedroom benefits from a luxurious en-suite bathroom, accompanied by two additional generously sized double bedrooms and a stylish family bathroom.

Further highlights include a private garage, currently utilized as a utility room, as well as an additional guest cloakroom/WC. The property also benefits from private off-street parking for two cars—a rare luxury in this sought-after location.



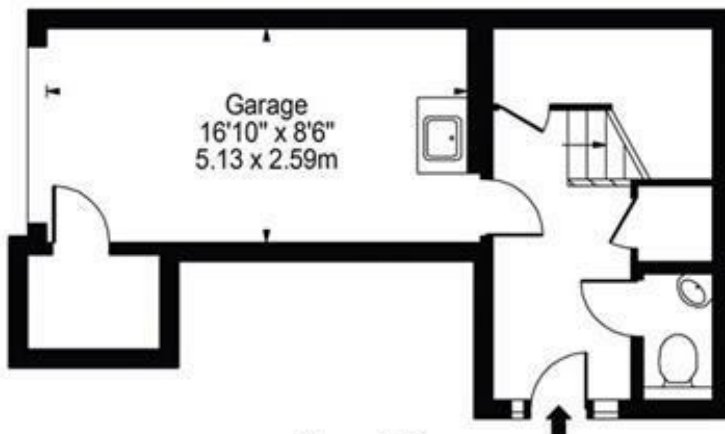


# Robert Close, W9

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.

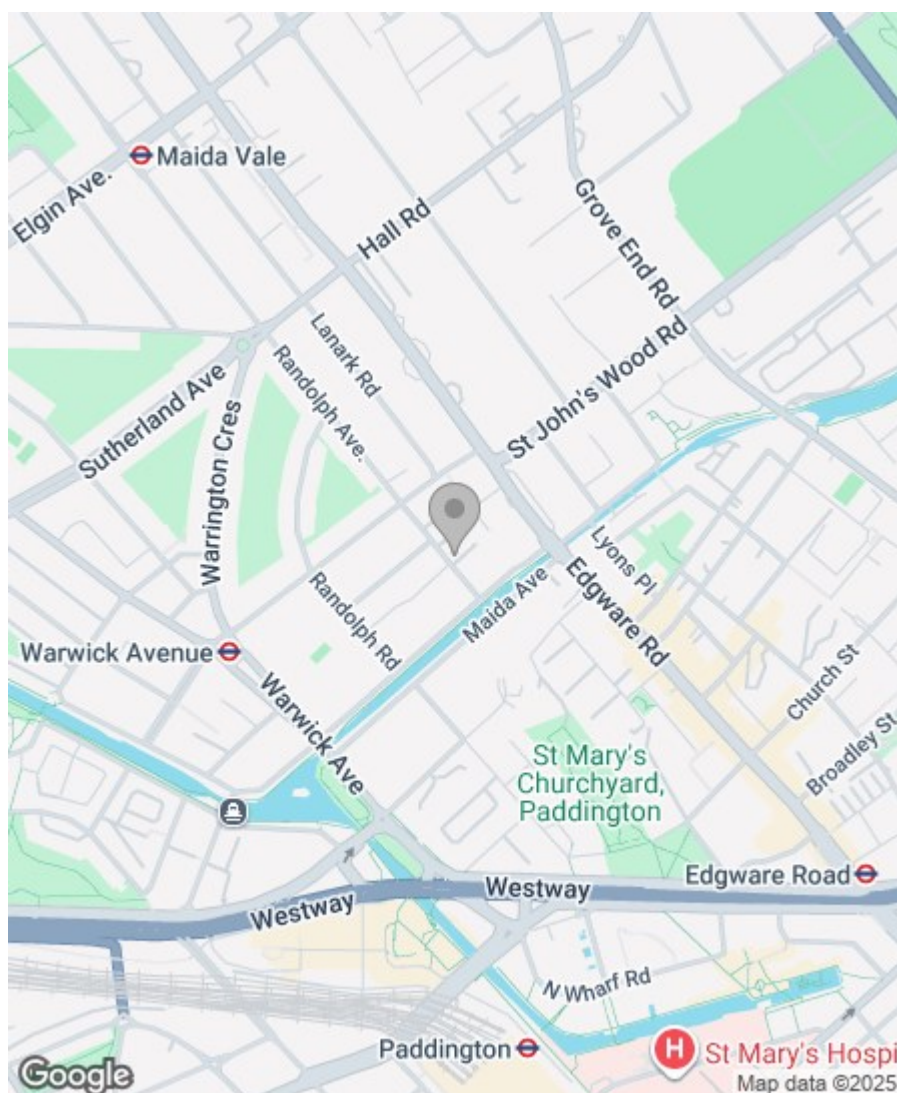


## Property Overview


Location	Little Venice, W9
Price	£1,925,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	NA
Service Charge	£1365.08 per annum
Term	Freehold

## Key Features

- Off Street Parking for 2 cars
- Private Balcony
- Great Location
- Close To Transport Links
- Spacious reception
- Wooden Floors
- Gates Mews
- FREEHOLD



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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**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).