



Clifton Road, Little Venice, W9 £1,750 Per Month Unfurnished

Superb location overlooking the excellent shops and cafes of Little Venice we are delighted to offer a bright and well proportioned studio apartment.

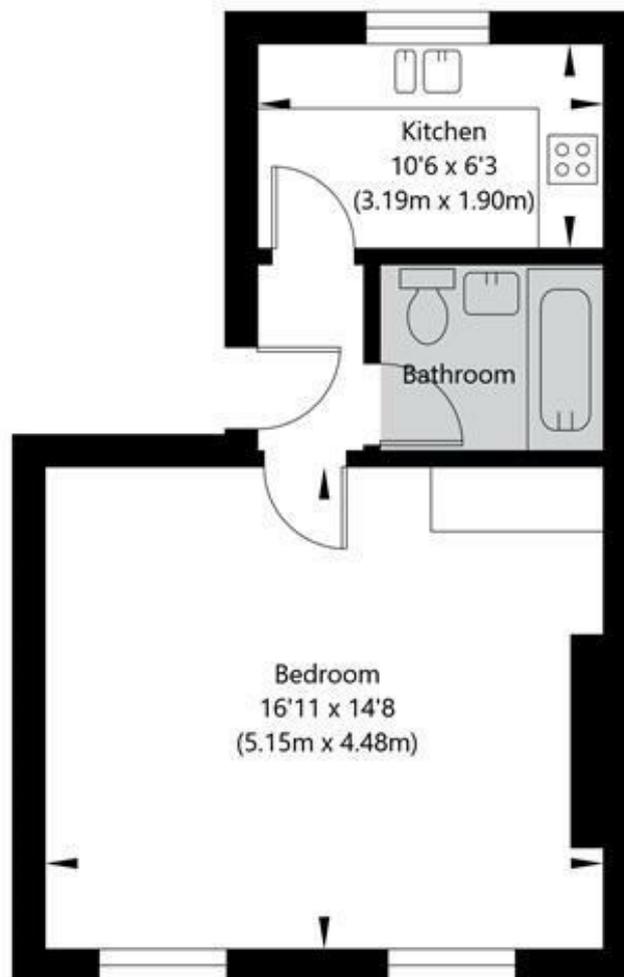
Arranged as spacious studio room with two large sash windows to the front aspect, a modern bathroom with shower and a fully fitted and equipped separate kitchen.

Clifton Road is very well located being a short walk to Edgware Road bus links into Central London, Little Venice and Maida Vale Underground Stations (Bakerloo Line) are within a short walk as is St Johns Wood. There are an excellent selection of Cafes' and Shops on your doorstep all offering high quality produce.



Flat 1, 12 Clifton Road, London W9 1SS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 35.61 SQ M / 383 SQ FT



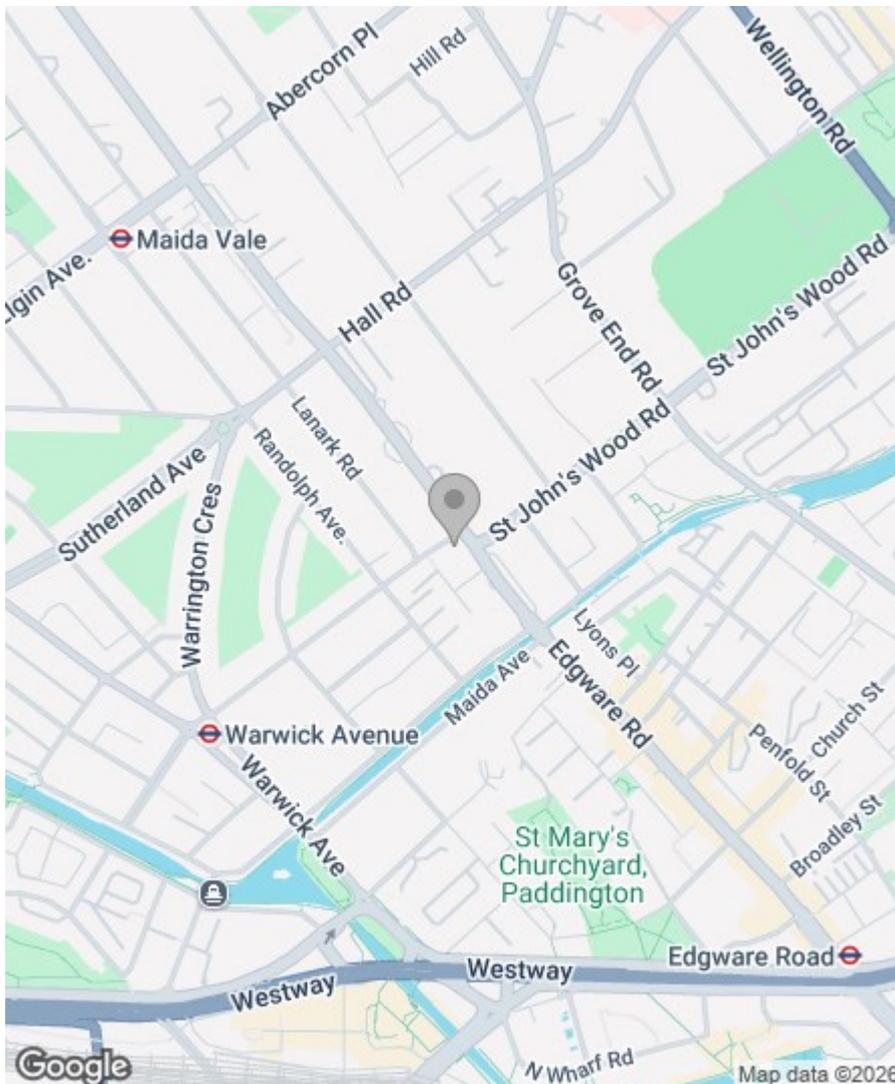
APPROXIMATE GROSS INTERNAL FLOOR AREA 35.61 SQ M / 383 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Property Overview

Location	Little Venice, W9
Price	£1,750 Per Month
Bedrooms	0
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Unfurnished

Key Features

- Fanstatic Studio Apartment
- Large Studio room
- Separate Kitchen
- Full Bathroom with shower
- Great Location



Energy Efficiency Rating

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

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Company Registered number
03513585

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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).

