



BLOMFIELD ROAD

Little Venice
London
W9

Asking Price
£2,195,000

Main Agent

A charming and stylish two bedroom garden flat (119.7 sq m/1,289 sq ft) situated in a well-maintained stucco fronted period conversion with a private entrance.

The apartment offers bright and spacious living accommodation with two reception rooms and a dining room leading to a private rear garden, further accommodation includes a spacious principal bedroom and second bedroom, family bathroom, WC, front patio and good storage throughout.

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£2,195,000
Subject To Contract

Main Agent

Share of Freehold

Secure off-street parking is available with a private electric gated garage located on Warwick Place which benefits from level access to the property through the garden.

Blomfield Road is enviably located due to its close proximity to local amenities such as Formosa Street, Maida Vale and Sheldon Square, as well as convenient transport links (Warwick Avenue and Paddington Station).



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ACCOMMODATION

- Two Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Dining Room
- Kitchen

AMENITIES

- Private Entrance
- Private Garden
- Private Patio
- Lock-up Garage

COUNCIL TAX: D

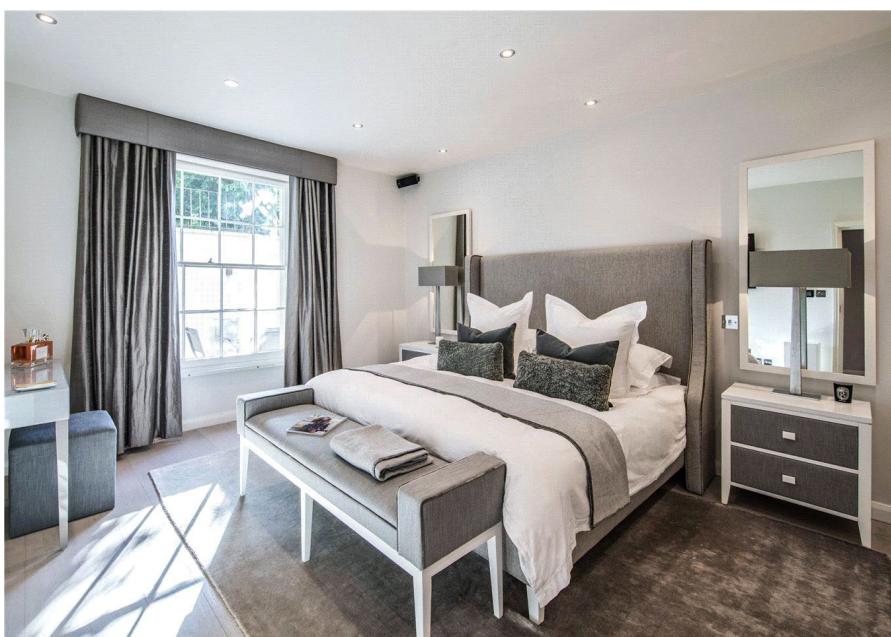
EPC RATING: C



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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.