



## CUMBERLAND HOUSE

Clifton Gardens  
Little Venice  
W9

Asking Price  
£2,450,000

Joint Sole Agent

A beautifully presented, recently refurbished and interior designed three bedroom apartment (1,464 Sq.ft / 136 Sq.m) discreetly accessed via its own private entrance and set within an exceptionally well kept white stucco period building with high ceilings and beautiful period features.

The apartment benefits from a large and voluminous reception room incorporating a dining area with and bespoke designed Boffi kitchen, three bedrooms all with en-suite bathrooms, guest W/C and ample custom built storage space installed throughout the property. The apartment benefits from an abundance of natural light, landscaped communal gardens to the front, and access beautiful and renowned known as 'The Crescent Garden' communal gardens to the rear. Additionally, residents can apply for on street parking permits from Westminster council.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
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[astonchase.com](http://astonchase.com)

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W9

Asking Price  
£2,450,000  
Subject To Contract

Joint Sole Agent

Leasehold 87 Years

Ground Rent: £900 P/A  
Service Charge: £7,600 P/A

Clifton Gardens is superbly positioned only moments from Regent's Canal and the shops, restaurants and cafes on Clifton Road. It provides excellent transportation links with Warwick Avenue station (Bakerloo Line) just a short stroll away, and nearby Paddington station offers Circle, District, Bakerloo and Hammersmith & City Underground connections as well as National Rail and Heathrow Express services.





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## ACCOMMODATION

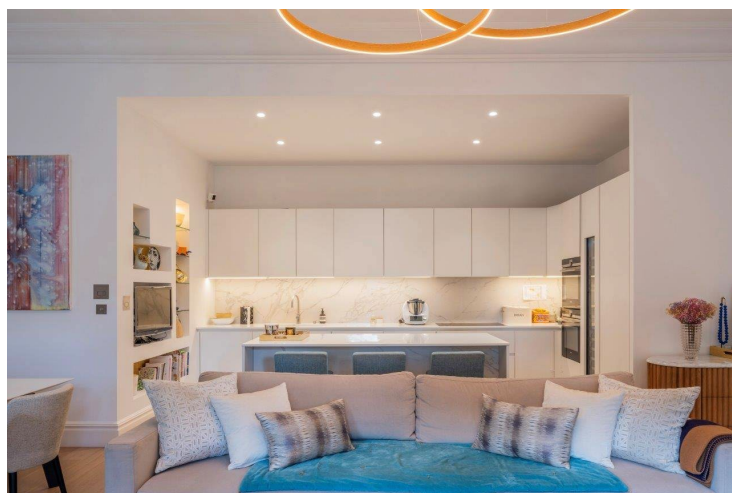
- Open plan living/dining room
- Modern bespoke kitchen
- Three en-suite bedrooms
- Guest Cloakroom

## AMENITIES

- Communal Gardens
- Private Entry
- 3.6m Ceiling Height
- Underfloor Heating
- Ample storage space

COUNCIL TAX: G

EPC RATING: D



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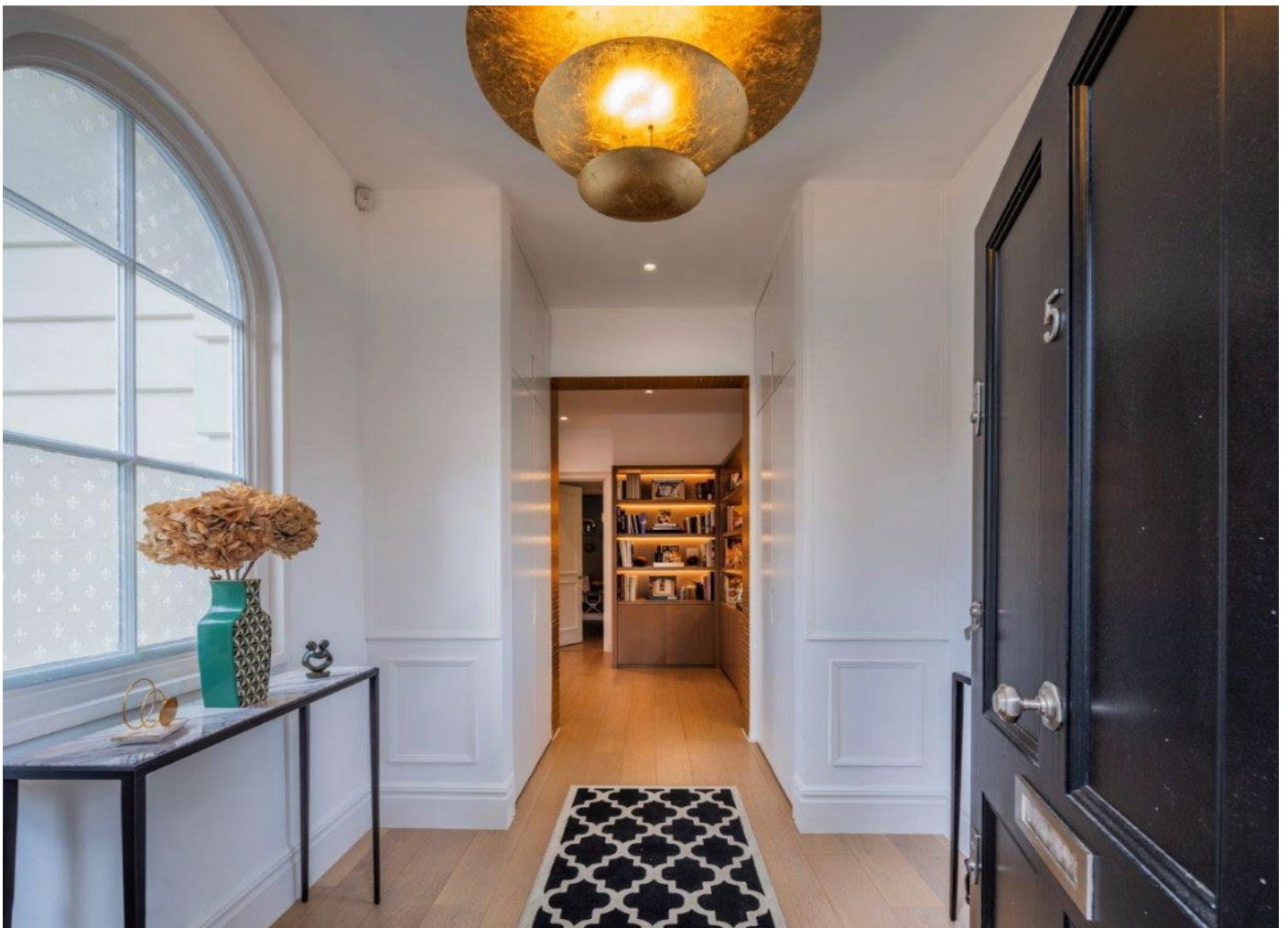




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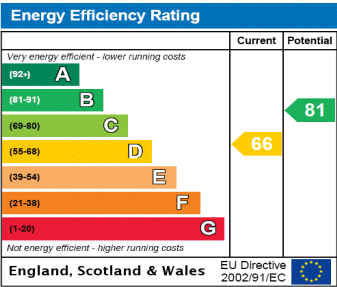


# ASTON CHASE

Cumberland House, W9  
Approximate gross internal area  
1,464 sq ft / 136.01 sq m



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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**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.