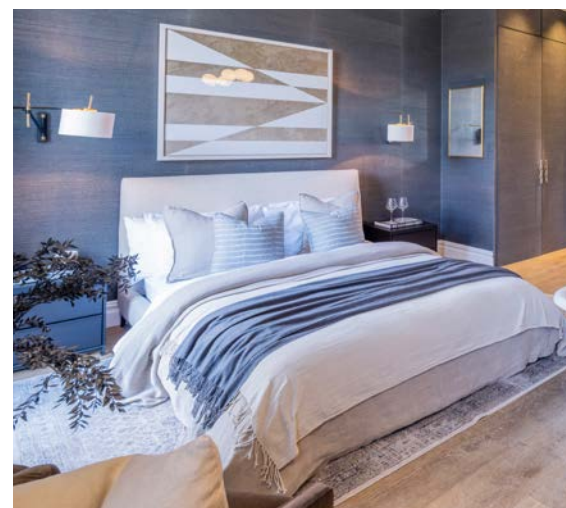


A BEAUTIFULLY PRESENTED THREE BEDROOM MAISONETTE WITH  
A PRIVATE TERRACE LEADING TO LANDSCAPED COMMUNAL GARDENS

# BLOMFIELD ROAD

LITTLE VENICE LONDON W9



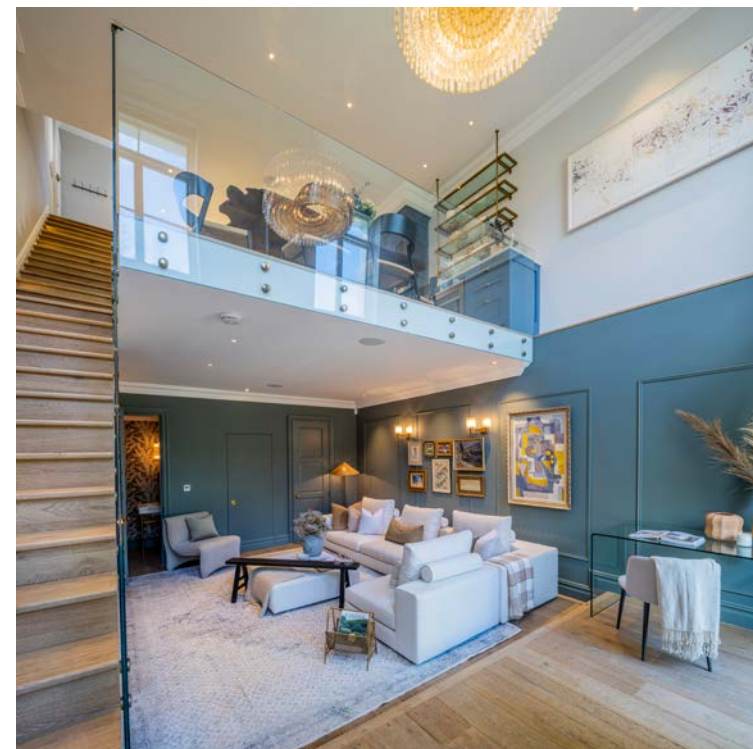
A truly exceptional opportunity to acquire one of Little Venice's finest homes, situated opposite Regent's Canal and set over three floors, this beautifully presented three bedroom maisonette (135 sq.m / 1,469 sq.ft.) offers generous living

and entertaining space with a private terrace that leads directly onto the communal gardens. Boasting high ceilings and an abundance of light throughout alongside a high level of specification, this maisonette makes for an extraordinary home.



## LOCATION

Little Venice is one of London's most serene and scenic villages with a selection of boutique shops, cafes and restaurants. An oasis in London, Little Venice is centrally located - a 5 minute drive to the chic boutiques of Notting Hill and a 10 minute drive to fashionable Marylebone. Paddington Station is a short walk away, offering a 15 minute journey to Heathrow Airport. The new Elizabeth Line offers a 10 minute journey to the City and an 18 minute journey to Canary Wharf.



## ACCOMMODATION & AMENITIES

Accessed via a discreet private entrance, the maisonette has been carefully designed over three floors including a luxurious master bedroom suite with a freestanding cast iron bath and views overlooking the communal gardens. The heart of the home is the bespoke open-plan kitchen/dining area, which leads down to the reception, an ideal place for entertaining with direct access to a private terrace and the communal gardens. Additional accommodation is provided with a second and third bedroom, each with an en-suite shower room.

HIGH CEILINGS AND AN ABUNDANCE OF LIGHT THROUGHOUT





## APPROXIMATE GROSS INTERNAL AREA

136.5 sq m / 1,469 sq ft

(Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated.



GARDEN FLOOR

LOWER GROUND FLOOR

RAISED GROUND FLOOR

### 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.



### TERMS

**Tenure** Share of Freehold

**Asking Price** £3,000,000

Subject to Contract

Sole Agent

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