

INIGO



Clifton Gardens

LONDON W9

£1,275,000 SHARE OF FREEHOLD

This exceptional two-bedroom apartment lies on the first floor of an elegant white stucco terrace in the heart of Little Venice. Inside is dominated by sweeping original proportions that enhance the sense of volume and light. It has a private first-floor terrace in addition to expansive, beautifully lush gated communal gardens with a tennis court. A minute's walk from Warwick Avenue station, the apartment is perfectly placed for travelling across the city.

Setting the Scene

The houses surrounding the garden square were constructed between 1860 and 1880. Emblematic of the architectural charm of the area, their handsome façades have Ionic porches and panelled doors topped by overlights. The first floors are punctuated with sash windows framed by striking pedimented surrounds, elegantly accompanied by attached Corinthian columns on each side, all overlooking a balustraded balcony.

Awarded conservation area status, Clifton Gardens and the surrounding streets celebrate the glorious expressiveness of high Victorian architecture.

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The Grand Tour

The apartment is reached via the building's main front door; a wide hallway leads towards the stairs to the first floor. To the rear of the hallway is a lift, although access is not entirely step-free. Outside the front of the building is a parking space demised to this home.

Entry is to a welcoming hallway that leads through to two living spaces at the rear of the plan. Here, a soft scheme has been adopted, making wonderful use of 'Thames Mud' by Paint and Papers Library, along with considered details like Corston switches, reeded nickel door knobs, and steel column radiators. Overall, the feel is one of understated and comfortable grandeur.



A dramatic floor-to-ceiling sash window emphasises the magnificent four-metre ceiling height and forms the focal point of the open-plan living space and kitchen. An Italian stainless-steel kitchen runs along one wall, adding a contemporary edge to the rich parquet flooring that grounds the light-filled space. There is space for a convivial dining table directly in front of the kitchen, above which 'Form Cone Shade Pendant Bar Strip Light' by Dyke and Dean. Facing east, the room receives gentle morning and early afternoon sun.

A few steps lead into a carpeted study area. Here, full-width sash windows fitted with Roman blinds look out onto the inviting gardens. A bespoke built-in bookshelf and desk area is finished in a rich aubergine from Little Greene. This versatile space could serve as a guest bedroom, library or snug.

The two bedrooms are positioned at the front of the plan, both with access to the full-width terrace via floor-to-ceiling, full-pane sash windows. The windows are fitted with bespoke curtains fitted with blackout lining. Both bedrooms have 'Hector Pleat' by Original BTC wall lights - conducive to cosy bedtime reading.

The principal bedroom has an en suite bathroom room with a bath and an overhead shower. There is a separate shower room in the hallway. Both spaces have been finished to an excellent standard, with basketweave-laid Italian marble floor tiles from Fired Earth. Heritage sanitaryware has been selected along with St James England taps and shower fittings.

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Unusual for an apartment of this period is the abundance of hidden storage space. There are two loft spaces in each bedroom, and there is a built-in space for a washing machine and linen cupboard in the hallway, as well as space for coats and hats.

The Great Outdoors

A balustraded terrace runs the full width of the apartment, with its west-facing outlook creating a wonderful space to enjoy the evening light. There is space for a table and dining chairs, perfect for eating outdoors in the summer months.

The communal garden is reached via a secure gate from Randolph Road. Sanctuary-like, the gardens are edged by mature trees, including London plane and horse chestnut, and have meticulously maintained borders and pleached hedging. The lawn is dotted with tables and chairs, allowing a space for entertaining, an evening meal, or for larger celebrations. A tennis court can be booked by residents, and there is a children's playground as well as a beekeeper for the resident bee hives.

Clifton Gardens has private parking for one car outside the apartment.

Out and About

Clifton Gardens is brilliantly located next to Warwick Avenue, just behind the Regent's Canal. On Clifton Road, there are a number of highly regarded independent shops and places to eat, including All Greens a quality green grocer and The Winery. On Formosa Street are local favourites Toast, popular pub The Prince Alfred, French restaurant Paulette and wine shop Real Drinks. The Hero, a new outpost from The Public House Group is an eight minute stroll away and there is also an Everyman cinema close-by in Maida Vale.

The Regent's Canal and the waterfront restaurants of Little Venice are also close at hand. The green open space of Paddington Recreation Ground is a 12-minute walk away, and Westbourne Park and Notting Hill are a short distance to the south across the canal. Golborne Road and Portobello Road are also easily accessible.

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There are plenty of transport options locally. The nearest Underground station is Warwick Avenue (Bakerloo line), a one-minute walk away. Paddington Station (Bakerloo, Circle, District, Elizabeth, Hammersmith & City Lines, National Rail and Heathrow Express) can be reached in 10 minutes on foot along the canal. The Westway provides access out of London and towards Heathrow Airport.

Tenure: Share of Freehold / Length of lease: Approx. 957 years remaining / Service Charge: Approx. £5,000 per annum, including maintenance / Council Tax Band: G

Please note the owner is an employee of The Modern House Ltd.

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.