







“ A rare opportunity to acquire a stunning, architecturally designed three-bedroom garden flat, positioned on the garden level of a beautifully converted, stucco-fronted period property in the heart of Little Venice. ”

This spacious home, which has recently undergone an elegant refurbishment, provides three bedrooms, a private west facing garden and bespoke kitchen with luxury fittings.

The apartment has been thoughtfully crafted to offer expansive entertaining space, ideal for hosting. Accessed through a private front door, which leads into the stylish hallway featuring beautiful House of Hackney wallpaper.

The Versailles oak parquet wooden flooring flows seamlessly throughout the hallway and living area. Crittall doors guide the way to the expansive light filled lounge featuring a curved bay window that looks out over the front courtyard seating area.

The living area is designed for open plan living and flows into the bespoke fitted kitchen which features a beautiful island with a single slab of Rosso Luana Verde marble worktop. Its unique quality combines rich tones and dramatic luxurious feel to the kitchen design. The kitchen also includes top of the range Gaggenau appliances.





The dining area is conveniently positioned at the rear of the property with bi-fold doors leading out to the decked garden patio area, for seamless entertaining indoor and out. The landscaped garden is surrounded by mature trees creating a private and peaceful space.

The principal bedroom also enjoys access to the garden through French doors and includes an en-suite wet room featuring wall to floor terrazzo tiles. The recessed bespoke joinery offers discreet but ample storage solution.

Two further good size bedrooms can be found towards the front of the property and guest bathroom complete with traditional roll top bath. The utility cupboard is conveniently positioned at the end of the hall to accommodate the washing machine and further storage.

Little Venice is one of London's most picturesque and desirable neighbourhoods. The property is perfectly located for access to Warwick Avenue underground station and Paddington Rail Station. The amenities and beautiful surroundings of the canal in Little Venice are a short walk away.









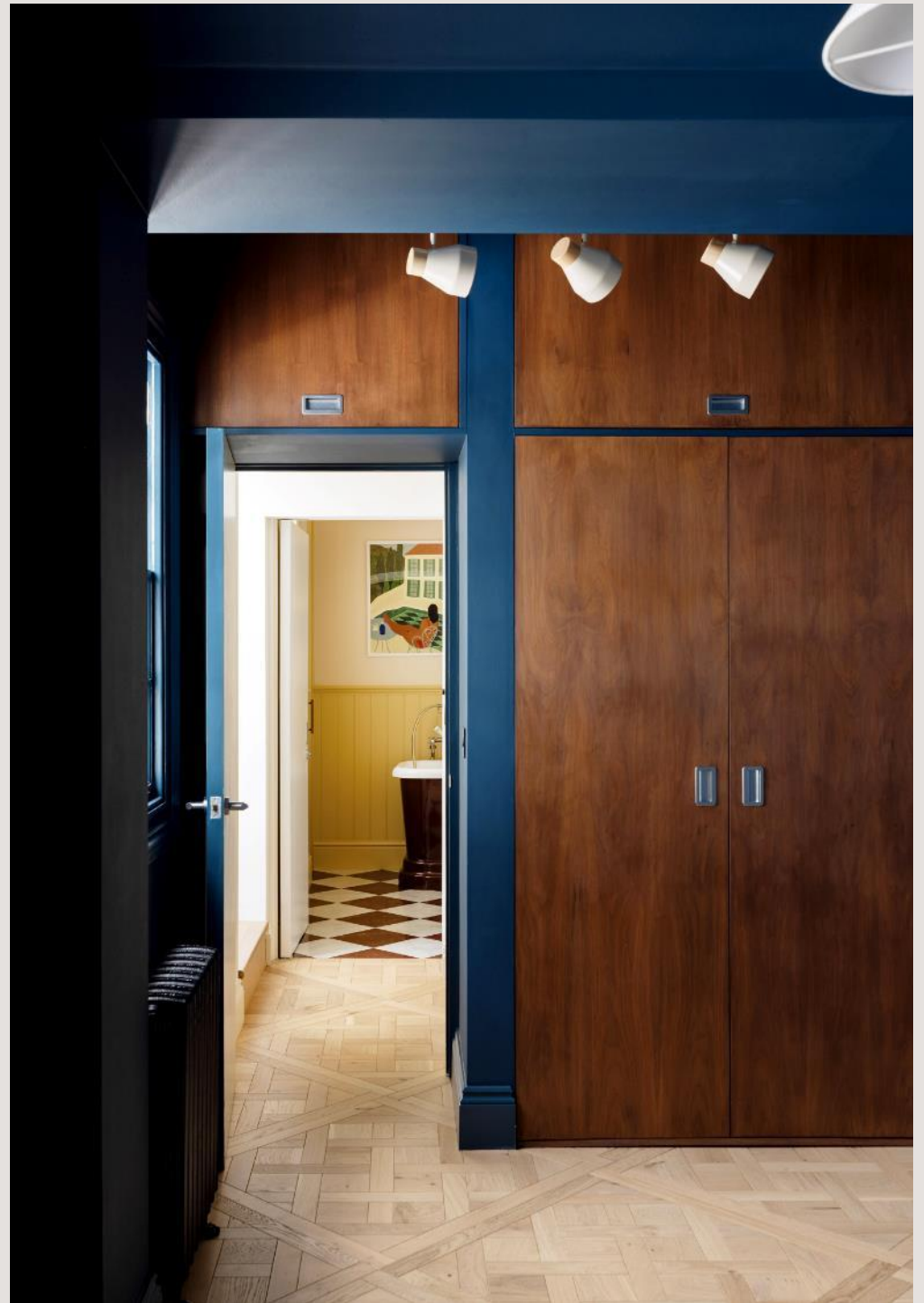


















Westbourne Terrace Road

W2

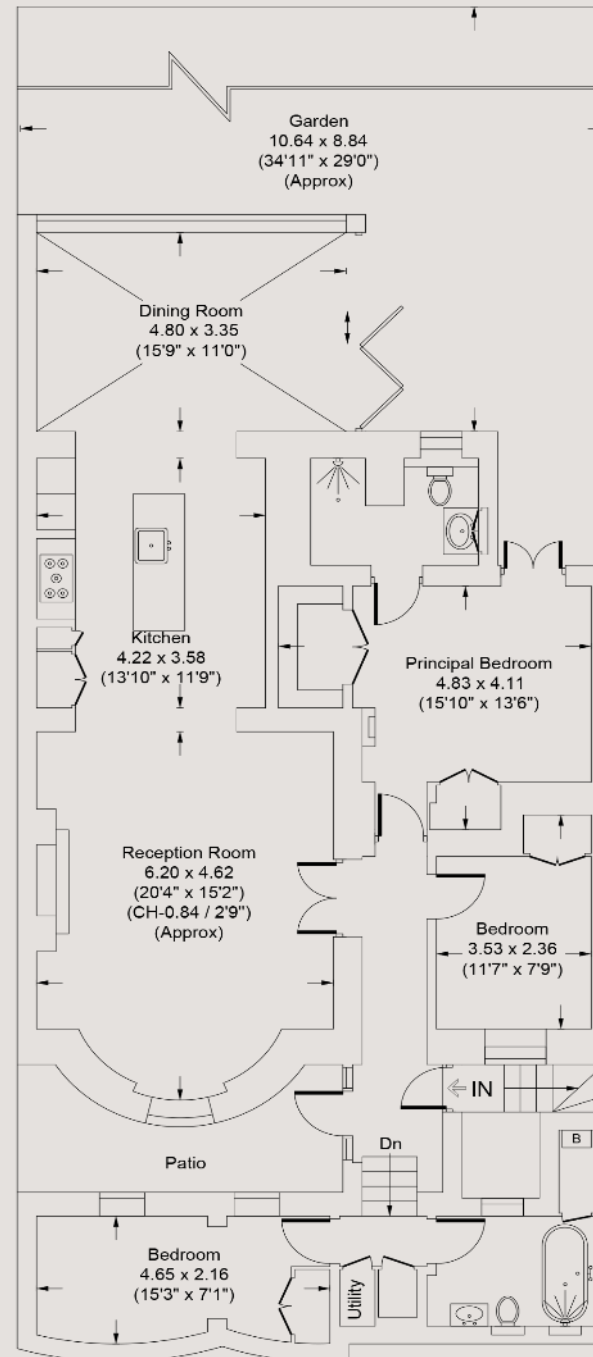
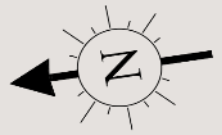
£2,000,000

SHARE OF FREEHOLD
COUNCIL TAX BAND D
EPC RATING TBC
SERVICE CHARGE - £2,000 PER ANNUM

- Three bedrooms
- Two bathrooms
- Architecturally designed
- Attractive stucco-fronted building
- Private west facing garden
- Versailles oak parquet wooden flooring
- Crittall doors
- Bespoke kitchen
- Rosso Luana Verde marble worktop
- Gagganau appliances
- Close to Little Venice and Notting Hill
- Excellent transport links

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**Story
of Home**
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Lower Ground Floor

Approx Gross Internal Area
Limited Use Area

1335 Sq Ft - 124.0 Sq M
15 Sq Ft - 1.4 Sq M