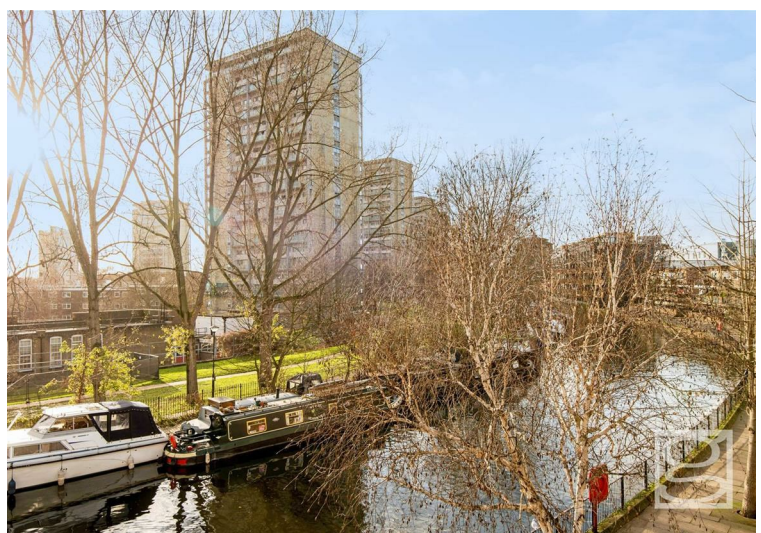




## Barnwood Close, Little Venice W9 £1,400 Per Month Part furnished

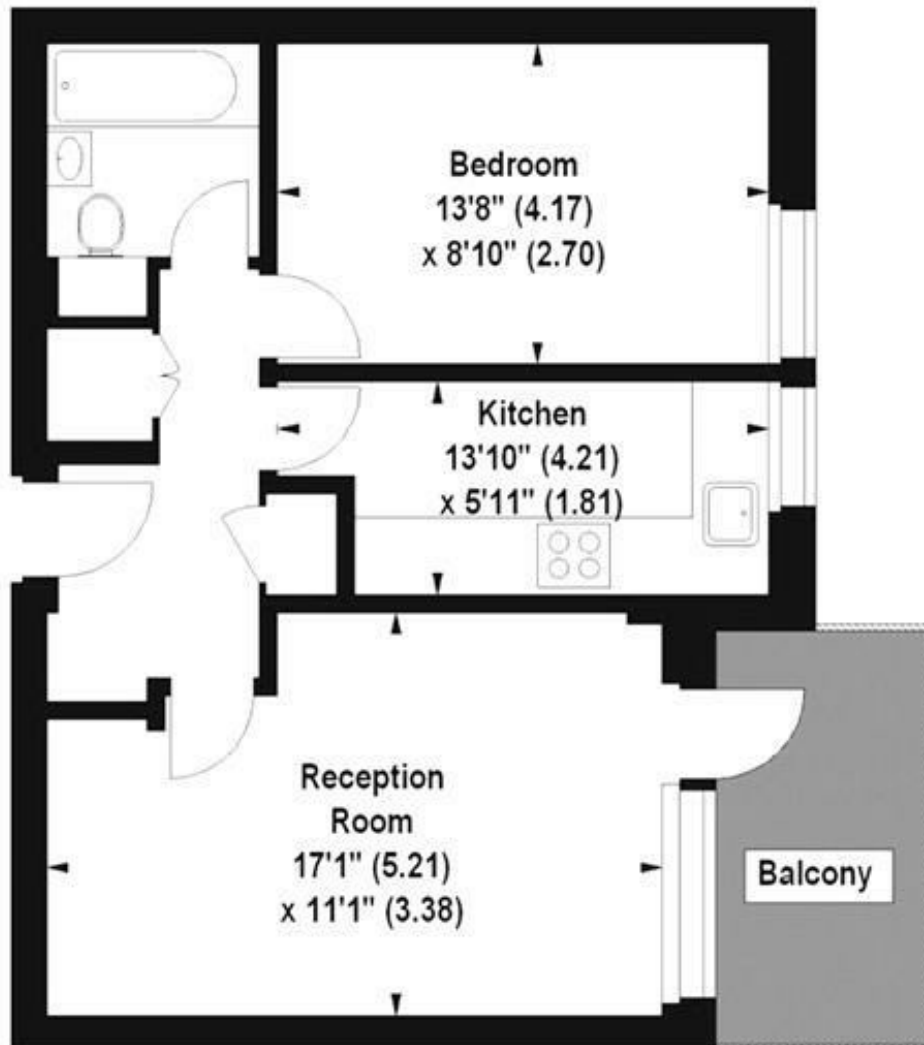
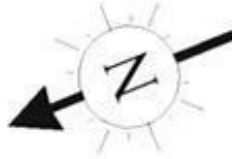
Prime Little Venice - Incredible location overlook the canal - Popular flat with balcony - Situated on the second floor of a low-rise purpose-built ex local authority block is this rarely available one double bedroom flat overlooking the beautiful Regents Canal. The apartment comprises one double bedroom, reception room with private balcony, fitted kitchen and shower room. The property is ideally located only moments away from Formosa Street and Clifton Road with a fantastic array of local amenities. It also boasts excellent proximity to superb transport links including Maida Vale and Warwick Avenue Underground stations (Bakerloo line) and Paddington Station with national and international connections.





# Barnwood Close, W9

APPROX. GROSS INTERNAL FLOOR AREA 504 SQFT / 46.82 SQM



SECOND FLOOR

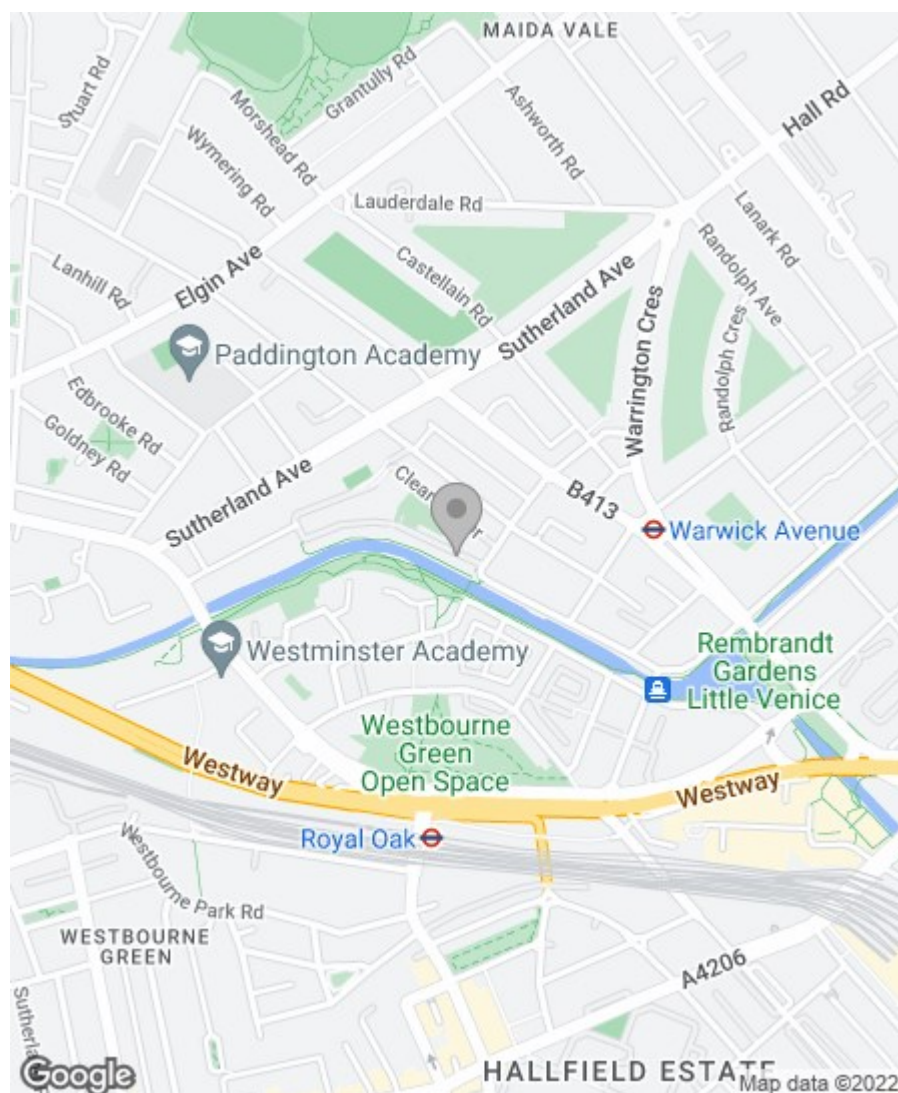


## Property Overview

|            |                   |
|------------|-------------------|
| Location   | Little Venice, W9 |
| Price      | £1,400 Per Month  |
| Bedrooms   | 1                 |
| Bathrooms  | 1                 |
| Receptions | 1                 |
| Council    | Westminster       |
| Tax Band   | C                 |
| Furnishing | Part furnished    |

## Key Features

- 1 Bedroom
- Balcony
- Wooden Floors
- Separate Kitchen
- Close to Transport Links
- Overlooking Canal



## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 72      | 77        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 75      | 80        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

## England & Wales

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).