Melbourne Court, Little Venice

Strutt & Parker

Land and property. Since 1885.

1,874 sq ft (174.1 sq m) | 3 bedrooms
1 reception room
Penthouse | Share of freehold

Guide price £2,995,000

Superior penthouse located in the heart of Little Venice.

This exceptional residence comprises three luxurious en-suite bedrooms and has been finished to an outstanding specification. The Penthouse which has vaulted ceiling benefits from elegant herringbone flooring, underfloor heating, air conditioning, and integrated Lutron lighting.

The bespoke kitchen is fully fitted with premium Miele appliances, while the expansive open-plan reception room and separate study feature beautifully crafted bespoke joinery, creating a refined and sophisticated living environment.

Location

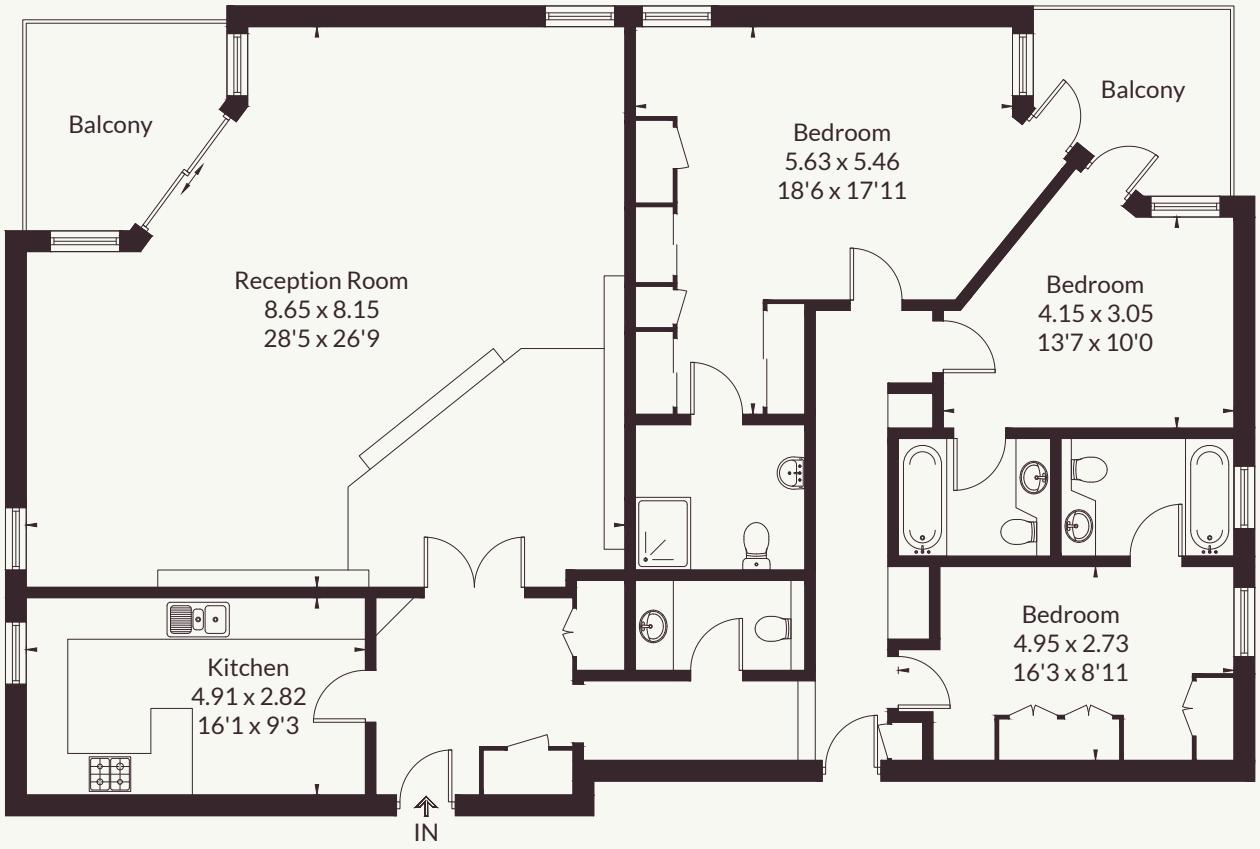
Melbourne Court is located in the heart of Little Venice and only moments away Regent's Canal and the local amenities of Clifton Road with an array of Restaurant's Deli's and Coffee shops. Nearby transport is provided by Warwick Avenue and Maida vale underground stations (Bakerloo line) and Paddington Station (Overground and Heathrow Express).

Postcode region: W9

General

Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: D
Services: Day time porter
Service Charge: £13,000 p/a
Ground Rent: Peppercorn
Parking: Residents Parking permit
Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Approximate Floor Area = 174.1 sq m / 1874 sq ft



Eighth Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #106969

Strutt & Parker Private Client

7 Harewood Avenue, Marylebone, London NW1 6AA

(0) 7899 721 074 | zach.madison@struttandparker.com

@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.