

Melbourne Court, Little Venice



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

Guide price £3,250,000

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

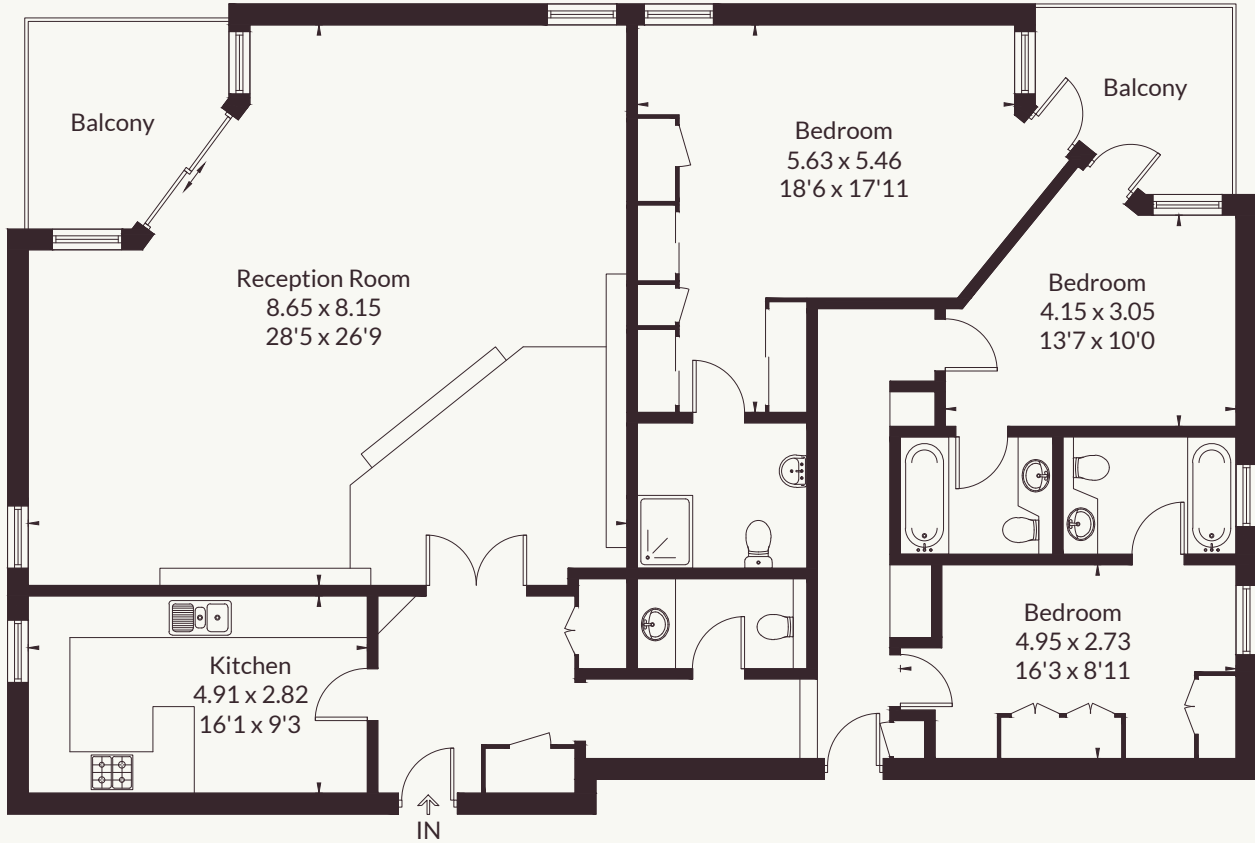
Mobile coverage and broadband: Information can be found here:

<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

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