



Blomfield Road Little Venice, W9

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Built in 1843, this outstanding and detached Grade II Listed seven bedroom villa is in arguably the most desirable address in Little Venice, on the bank of the Regent's Canal.

The property

Laid out over just four floors, this utterly charming, wide family house sits in an exceptionally large, third of an acre plot and further benefits from having light on three sides and a wonderful 100 ft rear garden.

The house, which has been in the same ownership for over 50 years, has fabulous

proportions and excellent accommodation, with seven bedrooms and generous entertaining space. Currently occupying approximately 5,000 sq ft, there is planning permission to add an additional 1,500 sq ft to create a swimming pool, and we believe there is still further potential to extend the house if desired, subject to acquiring the necessary consents.

Location

Blomfield Road is within the Maida Vale Conservation Area and runs parallel to the very picturesque Regent's Canal. Clifton Nurseries, Warwick Avenue station and the shops and restaurants of Clifton Road are within five minutes' walk. Paddington Station and the Heathrow Express are also nearby.

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Library | Office | Seven bedrooms | Three bathrooms | Wine cellar | Three cloakrooms | Storage vaults | Garden

Approximate gross internal area
5,063 sq ft (470.35 sqm)
(including vaults, storage and shed)

Terms

Tenure: Freehold

Local Authority: City of Westminster

EPC Rating: D

Price: Upon Application

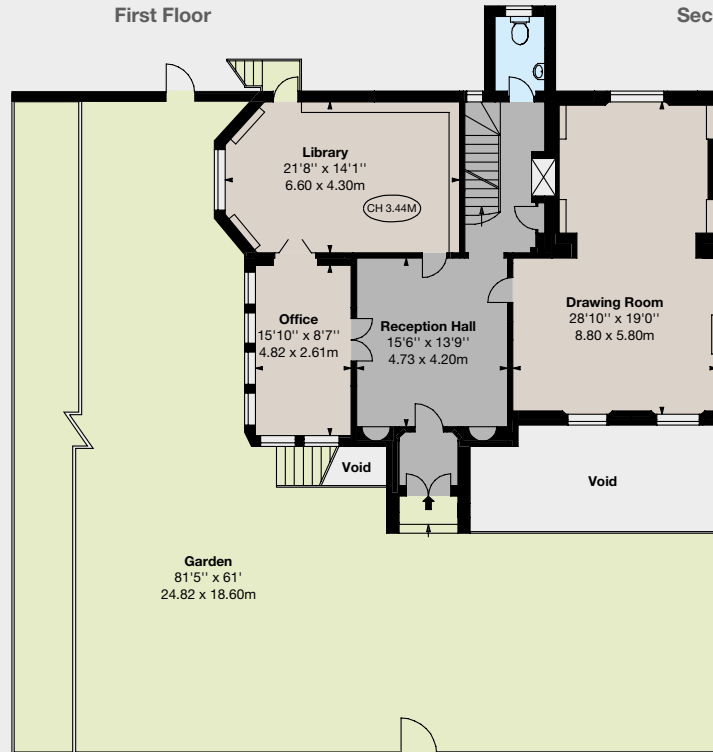
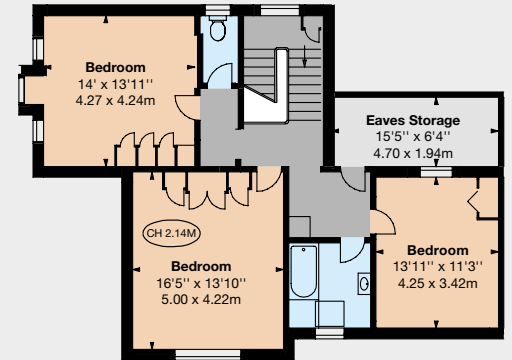
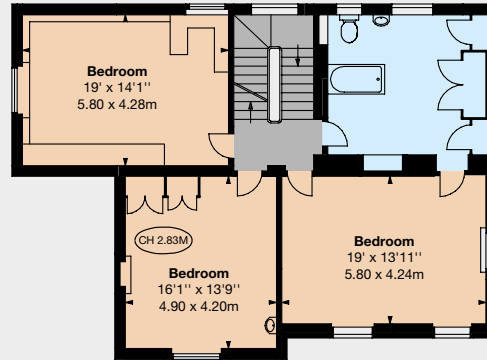




Gross internal area 4,679 sq ft (434.68 sq m) excluding vaults, eaves storage and shed.
 Vaults, eaves storage and shed 384 sq ft (35.67 sq m).

For illustrative purposes only – not to scale

The position and size of doors, windows, appliances and other features are approximate only.



Lower Ground Floor

Ground Floor





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