



£8,650,000

**Ian Green Residential
020 7586 1000**

The layout provides for maximum flexibility. In addition to a drawing room, dining area and a kitchen/breakfast space there is scope for a media room,

family room and a utility area. The master bedroom has an en-suite dressing room and a bathroom with shower. There are three further bedrooms and an off-street parking area.

Luxurious Little Venitian gem

A lengthy list of major plus points pushes this luxury house high up the list of desirable properties. By Catherine Golding.

Waterside walks will be a special treat for the buyer of this breathtaking house in the heart of London, since the property is directly opposite the Regent's Canal in Little Venice.

As well as being in one of the finest locations the city has to offer, the property's intriguing character is evident throughout.

A major renovation project resulted in the installation of a stunning Bulthaup kitchen/breakfast room overlooking large private gardens, along with the provision of spacious

family rooms perfect for entertaining – all with bright aspects courtesy of generously-sized windows and full-length doors.

A bay window in the main reception room is a perfect example, ensuring natural light pours in. The fresh, open design continues throughout.

Key living areas open out to spacious decking with scope for making the most of the long spring and summer evenings.

A state-of-the-art media system inside and automated locking gates outside provide further evidence of the property's high-end credentials.

