



Pindock Mews, Little Venice W9

ARLINGTON
RESIDENTIAL

A stunning 3 floor house of circa 2,500 sq ft/ 233 sqm in a charming cobbled mews superbly located within a short walking distance of Warwick Avenue underground station, the picturesque Regents Canal and within a few hundred yards of the cafes, restaurants and shops of Formosa Street.

The current owners have remodelled the house creating a visually striking interior which features a central floating glass staircase, an impressive principal bedroom suite occupying the entire top floor and a large open plan entertaining space on the first floor. The house also benefits from modern comforts such as underfloor heating and air conditioning, ensuring a comfortable controlled environment throughout the year. In addition, the house has the rare benefit of an integral garage.

GUIDE PRICE: £3,500,000

TENURE: FREEHOLD

COUNCIL TAX BAND : G

EPC RATING: D

ARLINGTON

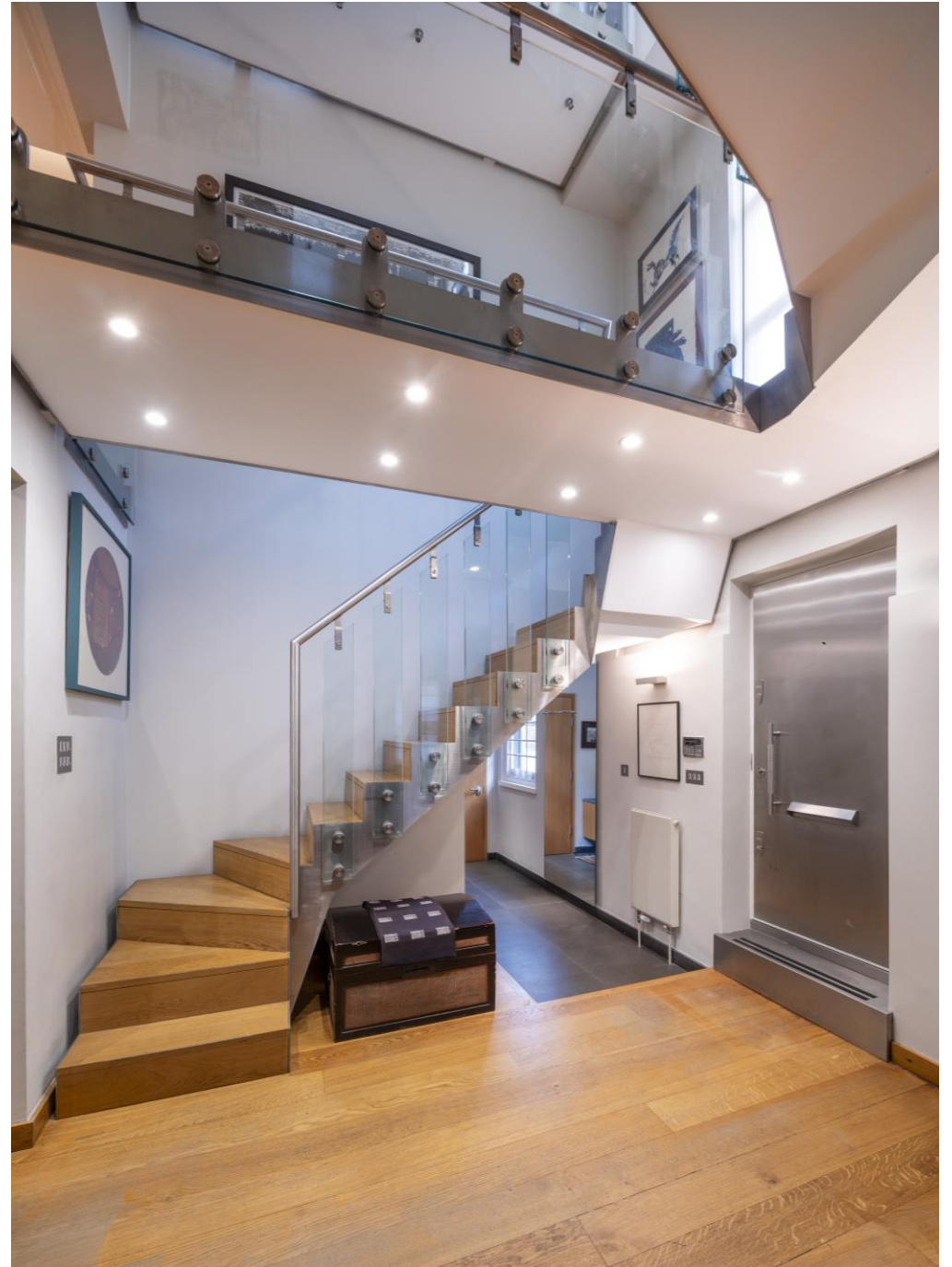
R E S I D E N T I A L

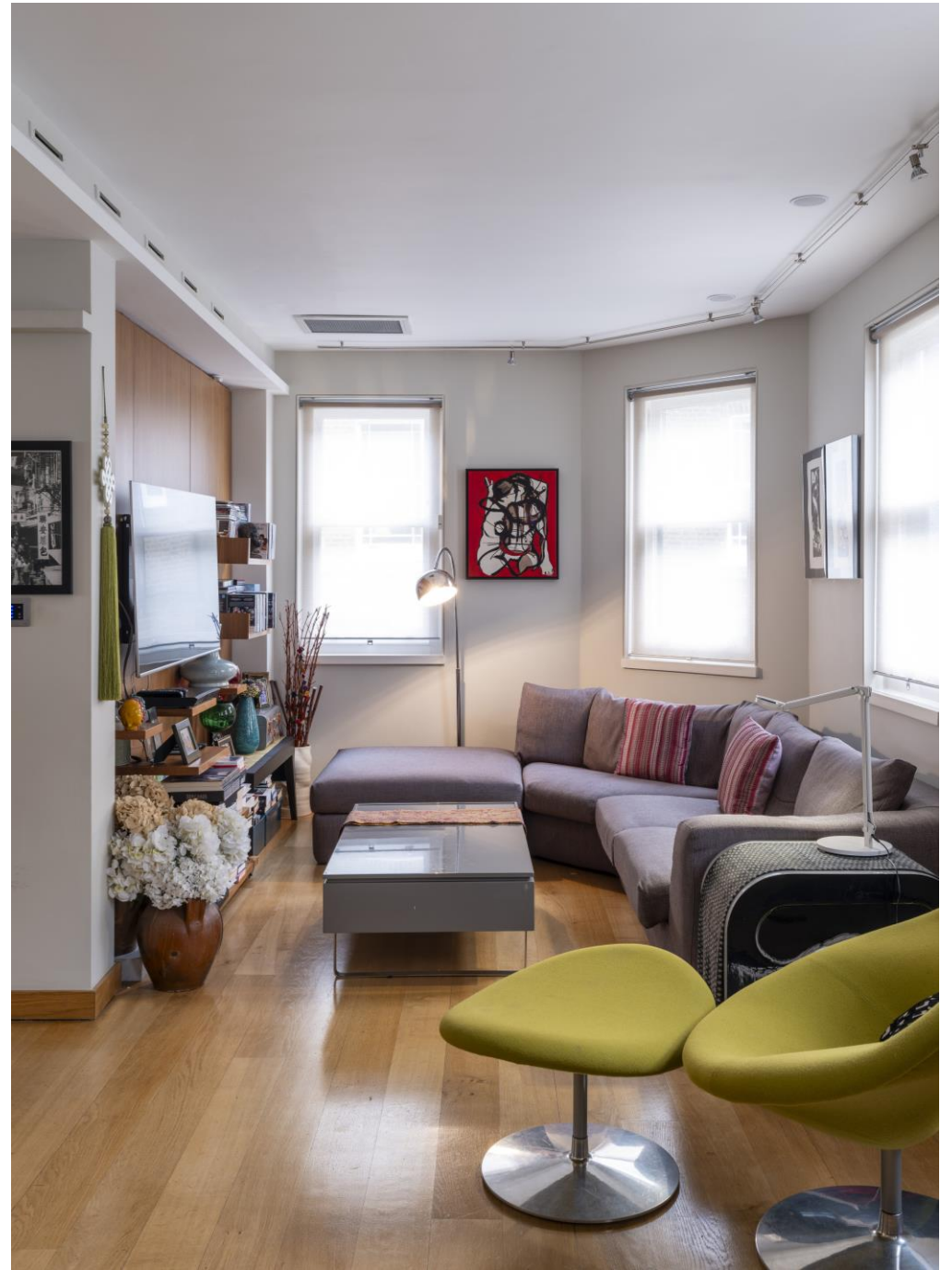
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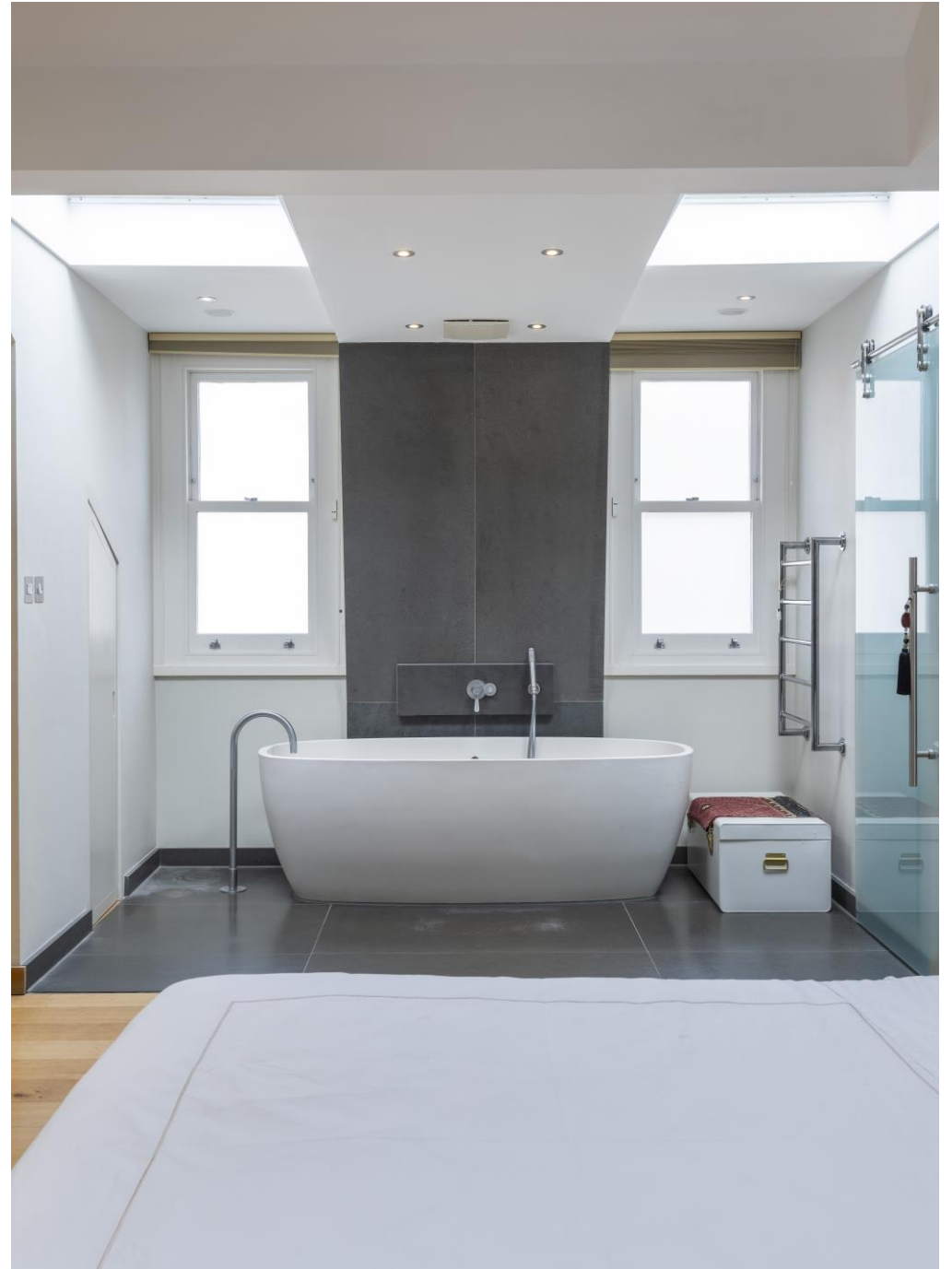
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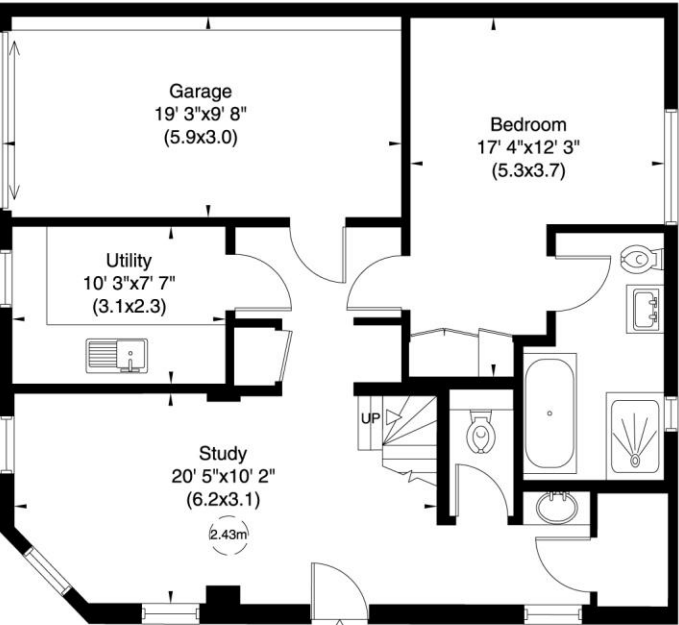
Pindock Mews, W9

Gross internal area (approx.)

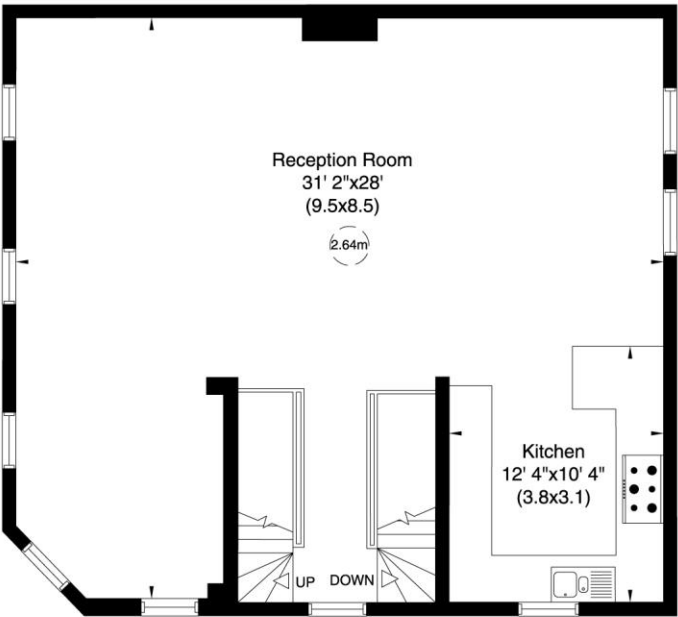
233 Sq m (2503 Sq ft) Including Under 1.5m

222 Sq m (2388 Sq ft) Excluding Under 1.5m

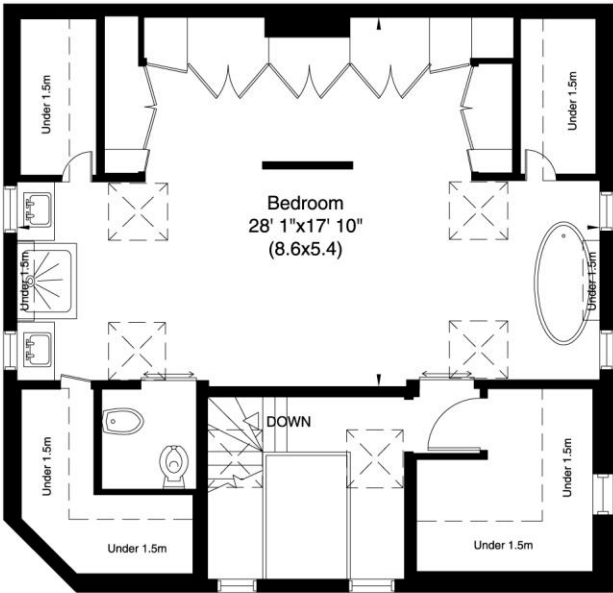
For identification only, Not to Scale



Ground Floor



First Floor



Second Floor