



Set off Formosa Street in central Little Venice, we are delighted to present this wonderful double fronted four bedroom family house set in charming cobbled mews.

Accommodation comprises a large and first floor reception, well equipped large kitchen, dining room leading onto a charming private patio garden, master bedroom with ensuite, a second guest bedroom with en suite shower room, 2 further bedrooms, family bathroom, cloakroom and a separate utility room. The property benefits from its own garage.

Elnathan Mews is very well located for the eating and shopping amenities of Little Venice, as well as the Bakerloo line (Warwick Avenue). It is also in close proximity to Paddington and its excellent rail links including the Heathrow Express.

Elnathan Mews  
Little Venice  
W9 2

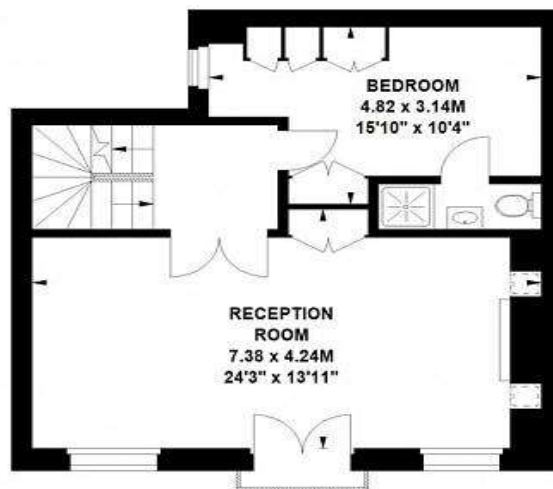
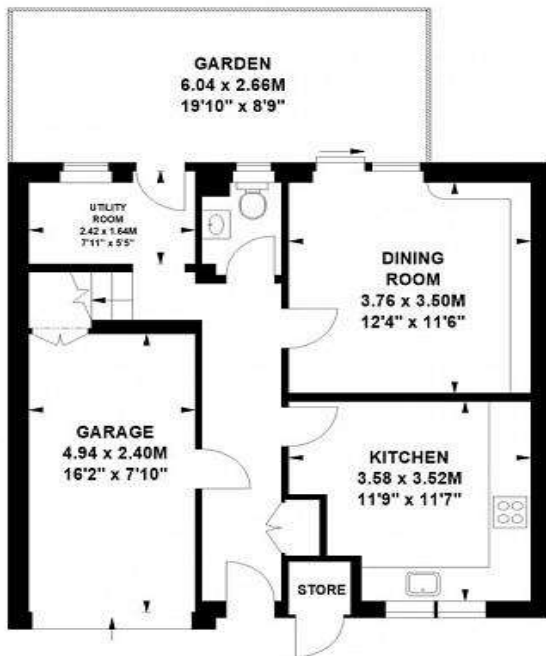
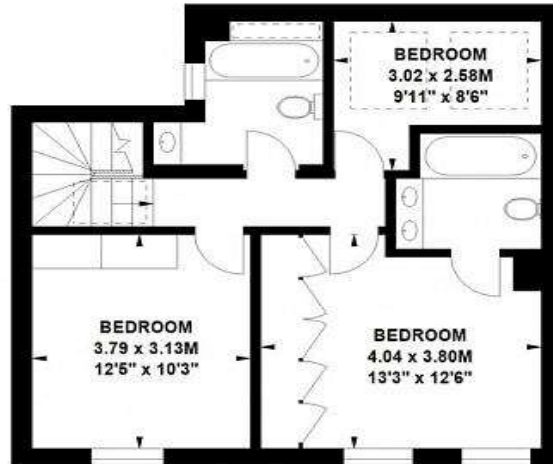
£2,000,000

# FOXGREGORY



## Elnathan Mews, W9

Approximate gross internal area  
156.26 sq m / 1682 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Elnathan Mews, Little Venice, W9 2

This plan is for guidance only and must not be relied upon as a statement of fact.

## **TERMS**

Our client advises us of the following:

<b><u>TENURE:</u></b>	Freehold
<b><u>DISTRICT:</u></b>	City of Westminster
<b><u>EPC RATING:</u></b>	C
<b><u>PRICE:</u></b>	£2,000,000

## **SUBJECT TO CONTRACT**

Viewings strictly by appointment only, through the Vendor's appointed sold agent