

## Agency claims new price record in Little Venice

*Sale of 'unique' £13.95mn house on Warwick Avenue sets a new psf benchmark for the neighbourhood*

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Ian Green Residential

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A boutique agency in NW London has chalked up a new price record in Little Venice.

The sale of a “unique” period house on Warwick Avenue at a rate of £2,856 per square foot sets a new benchmark for the area, according to Ian Green Residential.



Measuring 4,925 sq ft, the stucco-fronted townhouse underwent a major refurbishment programme a few years ago, and was offered in tip-top condition. Along with an 82-foot garden, it came with access to the neighbouring communal gardens, considered to be some of the finest in the capital.

Particulars also highlighted the “beautiful” double-reception room, along with a dining room, conservatory, passenger lift, and five bedroom suites.

The buyer paid the full asking price of £13.95mn, said the firm's founder Ian Green, who concluded the deal this week.

