

## Another big price achieved in Little Venice

*Canal-side townhouse achieves nearly £9mn (£2,500 psf), as buyer demand shows no sign of slowing down.*

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Ian Green Residential

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The picturesque west London enclave of Little Venice is proving something of a sweet spot for buyers at the moment, with another impressive sale showing heightened demand for family houses in the area.

We hear a period three-bed stucco-fronted property on the canal (pictured above and below) achieved just shy of £9mn – and a rate of £2,500 per square foot – in a deal finalised this week. The “unique” house came with a 100-foot south-facing private garden.

Sales agency Ian Green Residential said demand down for period stock in the neighbourhood has shown “no sign of slowing down”, noting that the majority of the purchasers cross over from Notting Hill “where similar properties are either non-existent or the buyers are priced out of the market because of demand”.

The firm added: “Once these buyers arrive in Little Venice they realise that there is no real difference between either location in terms of amenities and transport facilities, with Little Venice being the far prettier and quieter location.”

A £13.95mn townhouse on Warwick Avenue set a new record for the area last month, achieving a rate of £2,856 psf.







