Knight Frank



ABERDEEN PLACE,

London NW8





ELEGANT LIVING IN LITTLE VENICE

Arranged across multiple floors, this impressive period home offers a wonderful balance of character, space and natural light.

4	3	3	EPC
			D

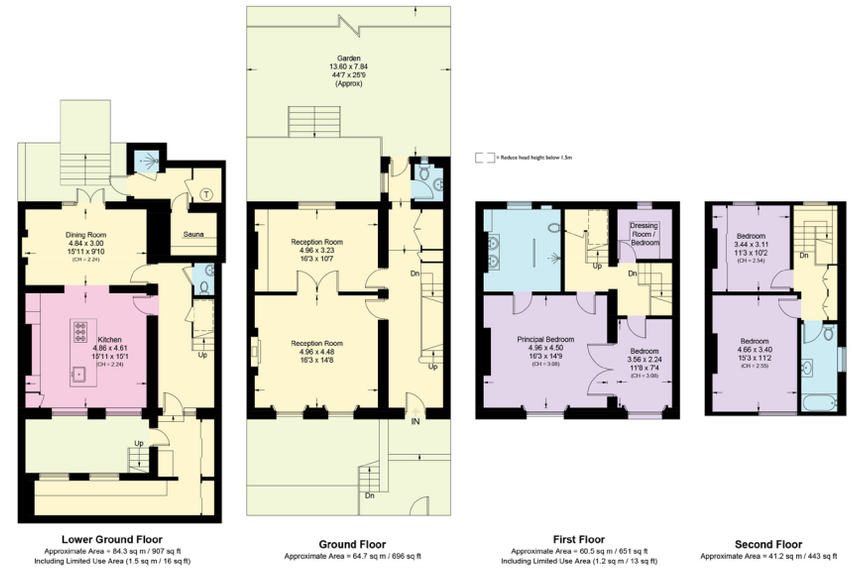
Local Authority: City of Westminster
Council Tax band: D
Furniture: Optional
Minimum length of tenancy: 3 month
Deposit amount: £14,538
Available date: 30/01/2027
Guide price: Short let £2,423 per week / Long let £2,423 per week

This substantial residence has been thoughtfully configured to provide versatile accommodation, featuring two reception rooms, a spacious kitchen and dining area, and a private rear garden . A sauna and a range of well-proportioned rooms further enhance the home's appeal, offering flexibility for modern family life.

Aberdeen Place is a highly regarded residential address within the heart of Little Venice, known for its elegant period architecture and picturesque canals. The cafés, restaurants and independent boutiques of Clifton Road are nearby, while St John's Wood and Maida Vale offer an excellent selection of amenities, green spaces and transport connections across London.







Lower Ground Floor
Approximate Area = 84.3 sq m / 907 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)

Ground Floor
Approximate Area = 64.7 sq m / 696 sq ft

First Floor
Approximate Area = 60.5 sq m / 651 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)

Second Floor
Approximate Area = 41.2 sq m / 443 sq ft

(Including Basement / Loft Room)
Approximate Gross Internal Area = 250.7 sq m / 2697 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Chanel Rodriguez-Moore
020 7483 8331
chanel.rodriguez@knightframk.com

Knight Frank St Johns Wood
5-7 Wellington Place,
London NW8 7PB

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated <ParticularsDates>. Photographs and videos dated <PhotoDate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.