



# Warwick Avenue

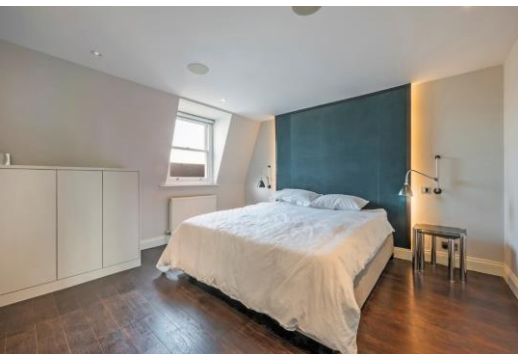
Little Venice, W9

Offers in excess of £1,150,000

A stunning two bedroom two bathroom apartment with a south facing non-demised terrace situated on the top two floors of a period building.

Meticulously refurbished with an open-plan living space and non-demised terrace on the third floor and two bedrooms, one principal with en-suite and the second bedroom with built in storage on the top floor.

Located 0.1 miles from Warwick Avenue (Bakerloo Line) and 0.1 miles from the Regent's Canal.



# Warwick Avenue

Little Venice, W9

- Two bedrooms
- Two bathrooms
- South facing non-demised terrace
- Open-plan reception
- Share of freehold





**Tenure:** Share of Freehold with a lease of 87 years remaining.

**Service Charge:** £550pa including building insurance. 21.05% of all contributions to the building.

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			82
			EU Directive 2002/91/EC

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

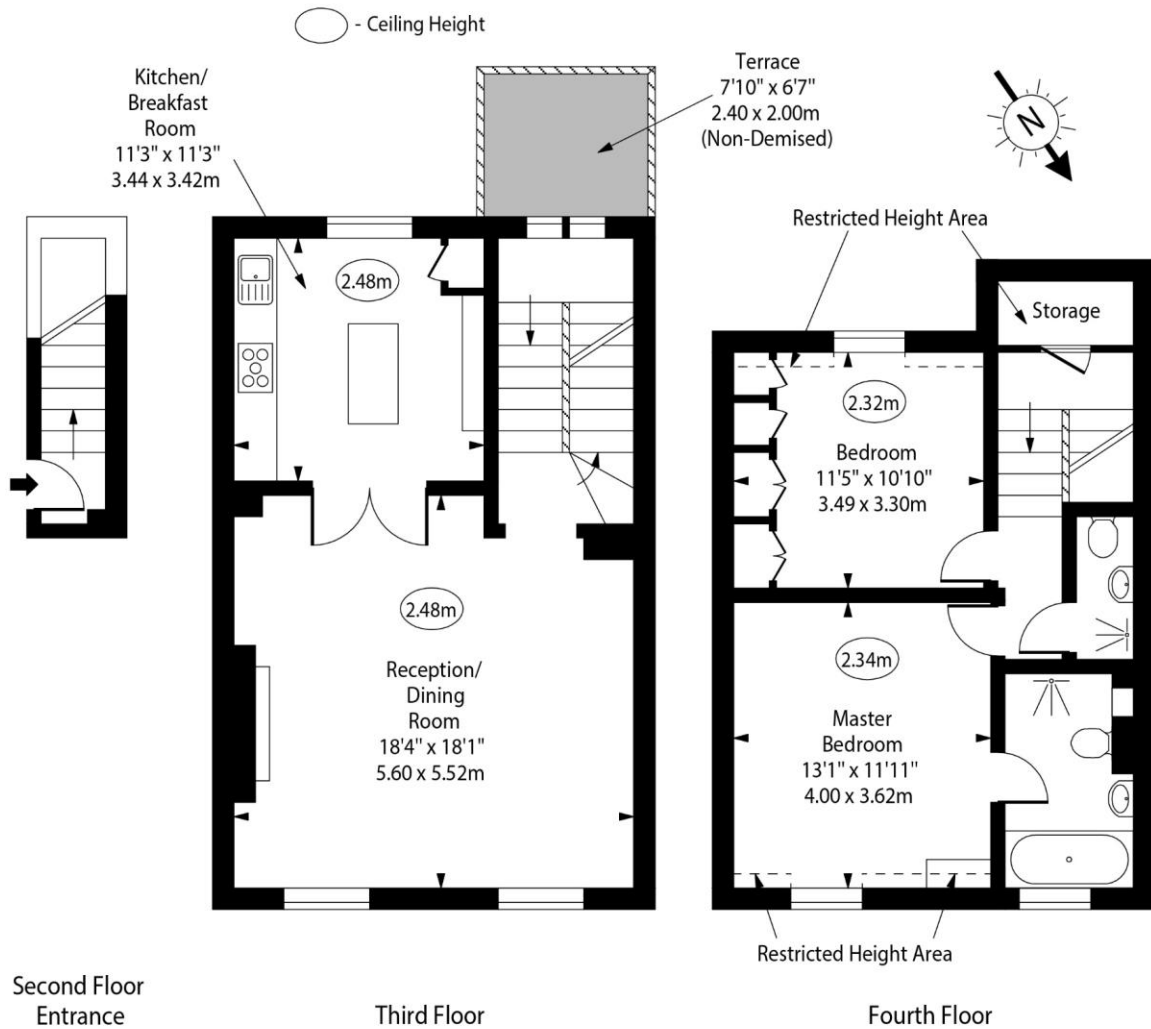
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# Warwick Avenue, W9



Approx Gross Internal Area 1018 Sq Ft - 94.57 Sq M

Approx. Floor Area Including Restricted Heights 1050 Sq Ft - 97.55 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 017177R