



# Warwick Avenue

Little Venice, W9

Asking Price £575,000

A fantastic one bedroom apartment positioned on the raised ground floor of a Victorian stucco fronted conversion, benefitting from access to communal gardens.

With abundantly high ceilings throughout and plentiful natural light, the accommodation comprises a stunning reception room, with modern fully fitted kitchen, double bedroom with plentiful storage and bathroom.

Warwick Avenue is very well situated and lies in very close proximity to the shops/cafes of both Formosa Street and Clifton Road. Local transport links are very good with both Warwick Avenue (Bakerloo) and Paddington (Heathrow Express) in close proximity.



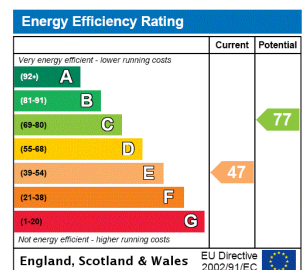
# Warwick Avenue

## Little Venice, W9

- A charming one bedroom apartment positioned on the raised ground floor of a stucco fronted building.
- Benefitting from a share in the freehold.
- The apartment has access to the charming communal gardens.
- Positioned in central Little Venice and close to Warwick Avenue underground.



**Tenure:** Share of Freehold 957 years 4 months  
**Service Charge:** £1,440.20 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

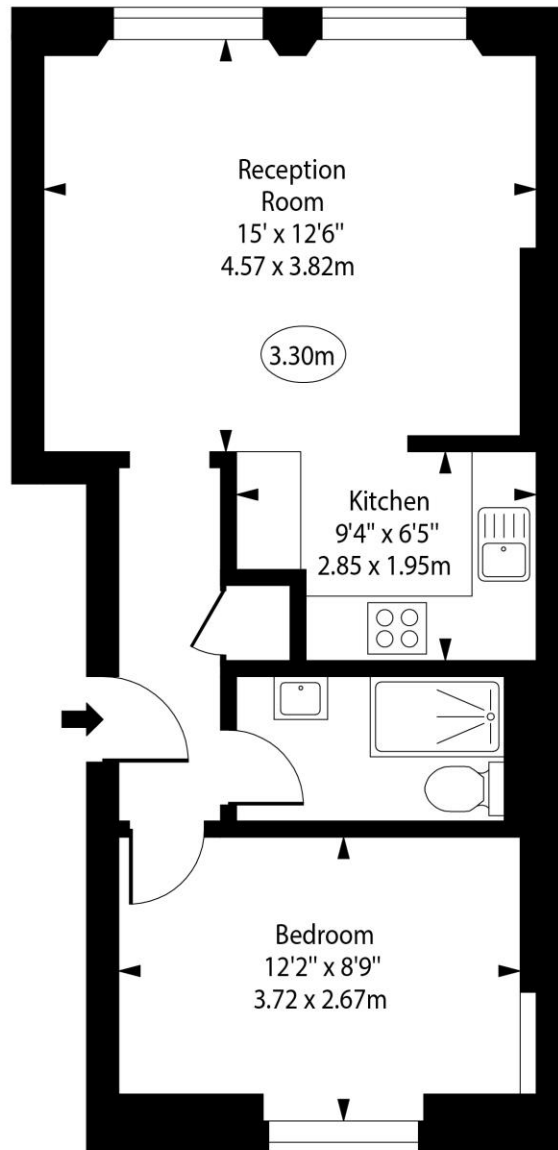


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# Warwick Avenue, Little Venice, W9

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      435 Sq Ft - 40.41 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 025595J

