



# Warwick Avenue

London, W9

Asking Price £700,000

Positioned on the third floor of a charming stucco fronted building in central Little Venice is this bright and airy two bedroom apartment.

Benefitting from views over and access to lovely communal gardens, the accommodation comprises a large reception room, separate kitchen, two double bedrooms with storage, a large separate walk in wardrobe along with two very useful separate store areas. One as you enter the apartment on the second floor and a second on the ground floor which could be used as a small office.

Residents enjoy convenient access to Clifton Road, Formosa Street, Paddington basin and Lauderdale Parade, providing a fantastic array of local amenities. Further afield St. John's Wood, Notting Hill, Marylebone and Hampstead are all close by, as are the green open spaces of Regent's Park and Paddington Recreation Ground. The property is within close proximity to excellent transport links, such as Warwick Avenue Underground Station (Bakerloo Line) and Paddington Station with Elizabeth line, National Rail and Heathrow Express connections. The tranquil towpaths of Little Venice's canals are just a moment away.

**CHESTERTONS**





# Warwick Avenue

## London, W9

- Positioned on the third floor is this bright and spacious two bedroom apartment.
- Benefitting from views over and access to wonderful communal gardens.
- The building is in central Little Venice, with Warwick Avenue Underground station 2 minutes away..
- Benefitting from a Share of the Freehold with a long lease which is currently being extended.





**Tenure:** Share of Freehold  
**Service Charge:** £2815.45  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

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

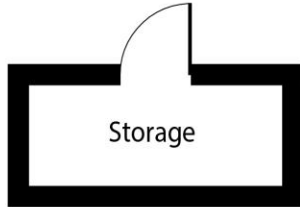
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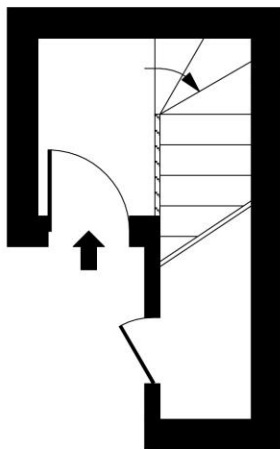
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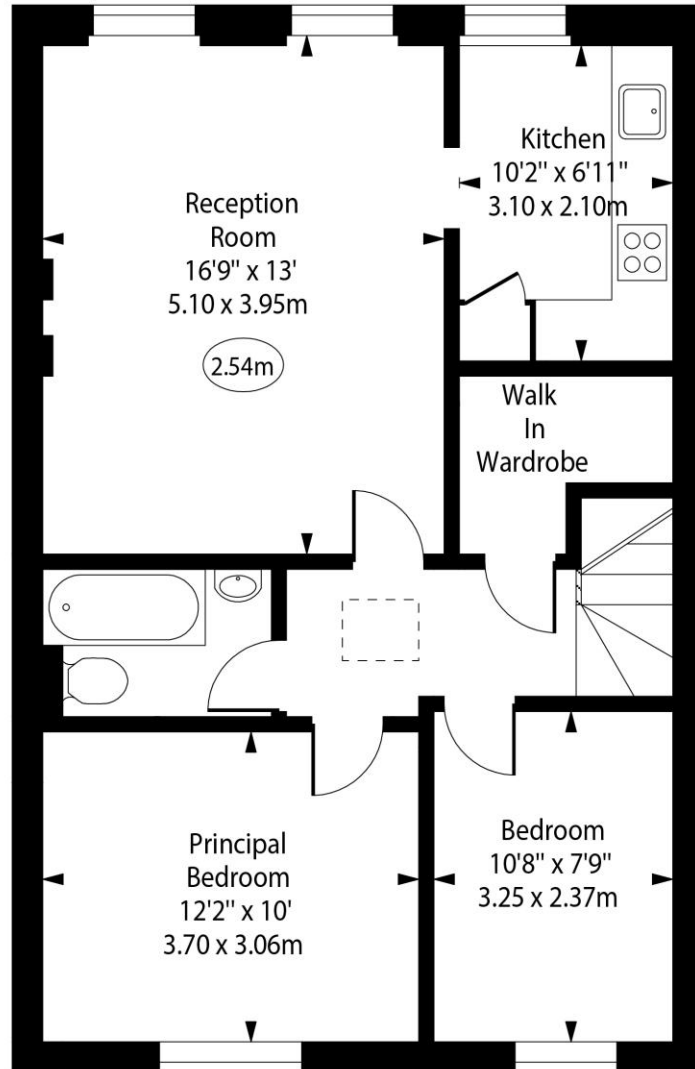
○ - Ceiling Height



Ground Floor



Second Floor  
Entrance



Third Floor

Approx Gross Internal Area      700 Sq Ft - 65.03 Sq M  
(Excluding Storage)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 025817IG

