



Warwick Avenue

Little Venice, W9

Asking Price £825,000

A beautifully presented, two double bedroom garden apartment with a minimalist aesthetic spanning approximately 786 and positioned within a Stucco fronted residence with communal gardens in the heart of Little Venice.

This fabulous home offers well-appointed accommodation comprising an entrance hallway, a stylish 16 ft reception room opening to a south-westerly facing patio with direct access to the communal gardens, a sleek, modern kitchen with a breakfast area, a principal bedroom with fitted wardrobes, a second double bedroom with an en-suite shower room, both with underfloor heating (nest), a bathroom, a self-contained study (accessed off the communal hallway) and excellent storage.

Warwick Avenue is conveniently positioned for the local shops of Formosa Street and Clifton Road, with The Regent's Canal, Clifton Nurseries and Warwick Avenue Underground Station on the Bakerloo Line close by.



Warwick Avenue

Little Venice, W9

- A charming and bright two double bedroom apartment with direct access to wonderful communal gardens.
- Finished to a spectacular standard and spanning approx. 786 square feet.
- Positioned in central Little Venice within close proximity of Warwick Avenue underground.
- Benefitting from two double bedrooms, two bathrooms and wonderful study nook.



Tenure: Share of Freehold 86 years 1 months

Service Charge: £2265

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: E

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

W9 1SX

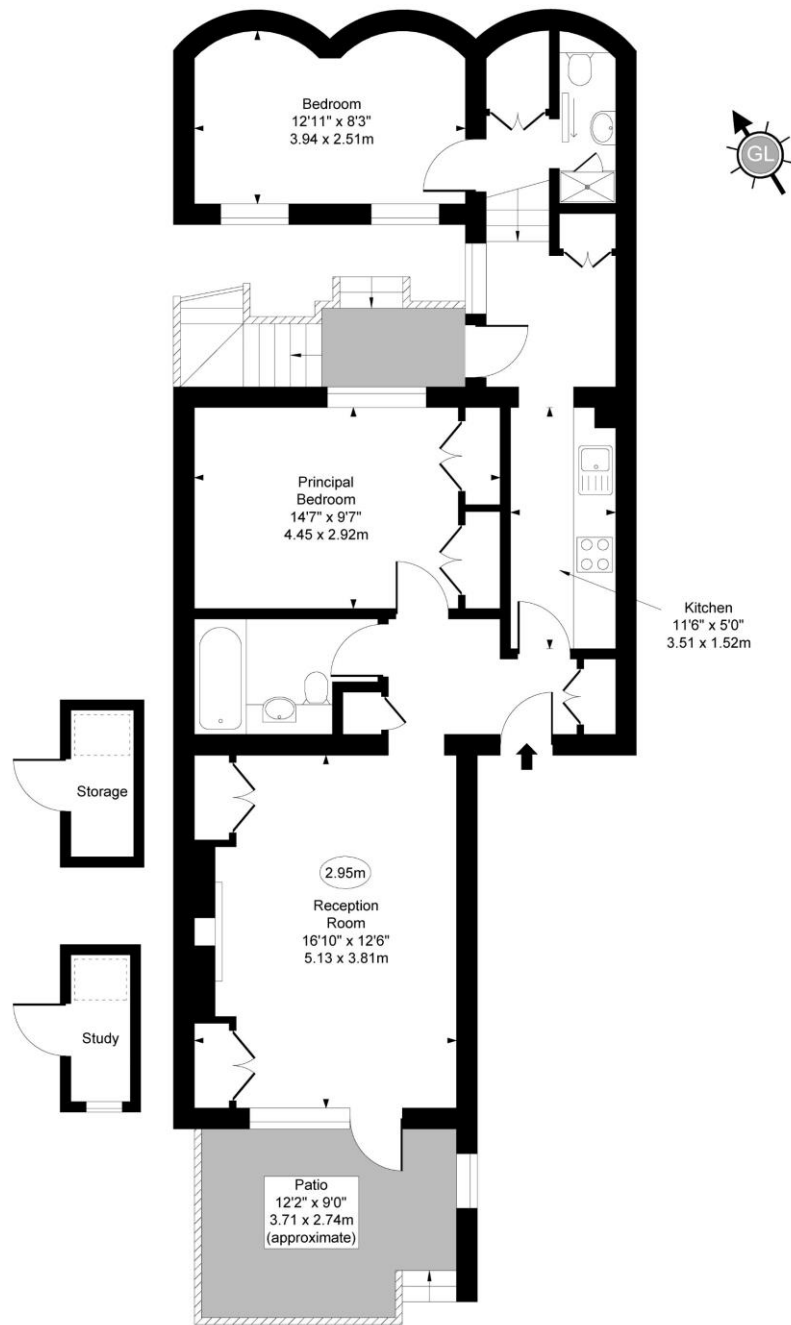
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[chestertons.co.uk](https://www.chestertons.co.uk)

Warwick Avenue, W9

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 753 Sq Ft - 69.95 Sq M

Approx Total Floor Area

(Including Storage & Study) 786 Sq Ft - 73.05 Sq M

For Illustration Purpose Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027455EH

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