



Warwick Avenue

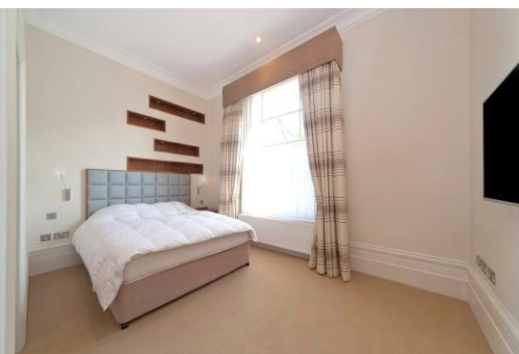
Little Venice, W9

Asking Price £1,250,000

Positioned on the raised ground floor of this converted Victorian building, and set on this ever popular avenue in Central Little Venice, is this spacious two bedroom, two bathroom apartment.

Spanning approx. 870 square feet, finished to a high standard throughout and benefitting from plentiful natural light, the accommodation comprises, reception room with separate fully fitted kitchen, master bedroom with useful storage and en suite bathroom, second double bedroom with its own en suite as well as a useful cloakroom.

The apartment is exceptionally located in the heart of Little Venice with all the amenities that the area has to offer in very close proximity. These include Warwick Avenue (Bakerloo), the shops/cafes of Clifton Road and Formosa Street. Paddington (Heathrow Express) is also in close proximity.



Warwick Avenue

Little Venice, W9

- Stunning landmark apartment on this ever popular treelined street
- Two bedrooms, two bathrooms and cloakroom.
- Large Reception With Contemporary Kitchen
- Benefitting from a share in the freehold.



Tenure: Share of Freehold 81 years 1 months

Service Charge: £2,500 pa

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	62	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

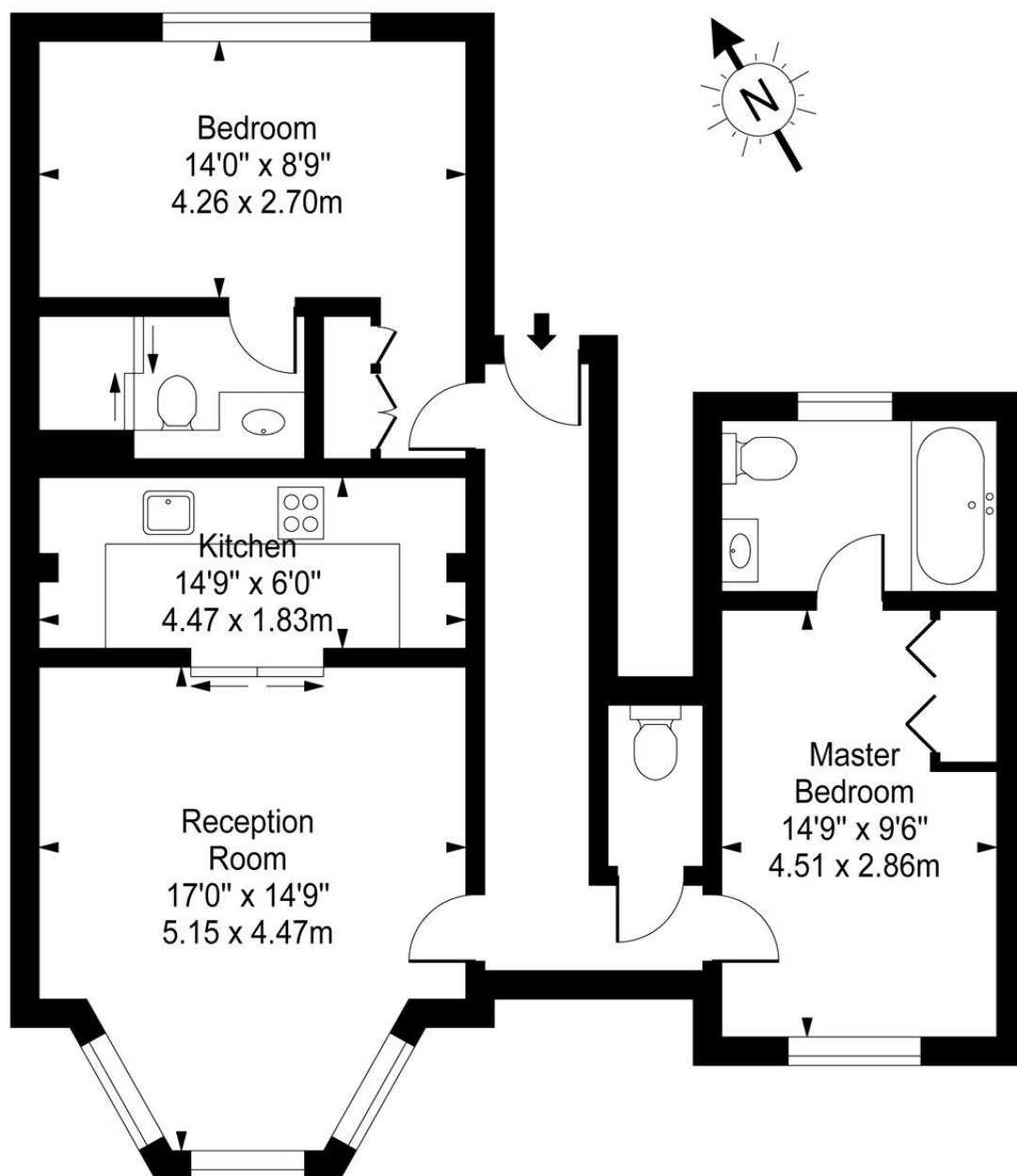
W9 1SX

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Warwick Avenue, W9



Upper Ground Floor

Approx Gross Internal Area **867 Sq Ft - 80.54 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 005572G

