



Warwick Avenue

Little Venice, W9

£1,175.00 per week
(£5,091.67 pcm)

A rare opportunity to rent a beautifully presented three bedroom (full of light, with great views to either side) period maisonette over 2 floors, with private entrance, in the heart of Little Venice, W9.

The property retains many period features throughout such as: feature fireplaces, high ceilings & cornicing. The apartment has been decorated to a very high standard offering in excess of 1700 sq ft of living and entertainment space. Comprising: a fabulous entrance hall, master bedroom with built-in wardrobes & en-suite shower/bathroom, a further 2 double bedrooms with walk-in wardrobes, integrated kitchen/breakfast room with Siemens appliances, dining room and a spacious reception room. Furthermore the apartment benefits from access to charming residents communal gardens with a fantastic, well maintained tennis court. The apartment benefits from its own mature and very well established garden & fountain - a rare to find in central London/Little Venice.

This property is located on the leafy, sought after Warwick Avenue, moments from the picturesque Grand Union Canal, the lovely cafes & shopping of Clifton Road and Warwick Avenue Underground Station (Bakerloo Line).

CHESTERTONS
Little Venice



Warwick Avenue

Little Venice, W9

- Beautiful Period Conversion
- Three Large Bedrooms & Two Bathrooms
- Double Reception & Private Garden
- Moments To Warwick Avenue



Long Let Unfurnished

Additional tenant charges apply
 Tenancy Agreement Fee: £222
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Little Venice Sales

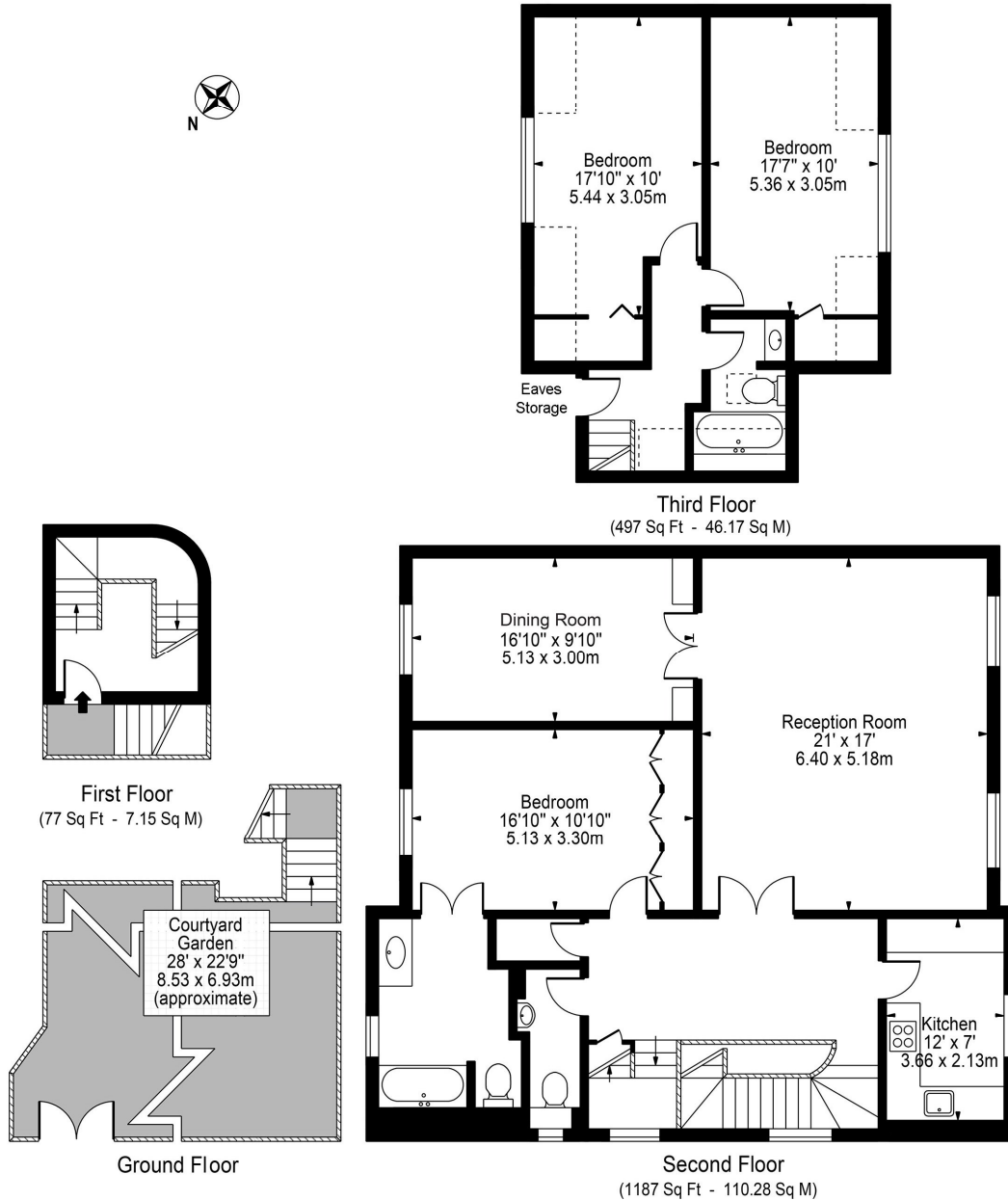
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Warwick Avenue, W9

Approx. Gross Internal Area 1761 Sq Ft - 163.60 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1672 Sq Ft - 155.33 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.