



Warwick Avenue

Little Venice, W9

£8,000 per month
(£1,846.15 per week)

A large four bedroom maisonette set over three floors of this impressive period property located in prime Little Venice, on one of the areas most iconic avenues. Private entrance, a fantastic terrace & beautiful communal gardens.

CHESTERTONS



Warwick Avenue

Little Venice, W9

- Stucco Fronted Period Building In Prime Little Venice
- Four Double Bedrooms, Two Bathrooms & 2 Reception Rooms
- Private Roof Terrace & Access To Stunning Communal Gardens With Tennis Courts
- On One Of Little Venices Most Iconic Avenues. Moments To Underground
- EPC Rating D



A large four bedroom maisonette set over three floors of this impressive period property located in prime Little Venice, on one of the area's most iconic avenues.

The property benefits from a private entrance, a fantastic roof terrace and access to stunning, well maintained communal gardens with tennis courts. This majestic property comprises: private entrance leading up a grand staircase to a spacious reception overlooking the gardens, spacious integrated kitchen & dining room, four large bedrooms, 2 bathrooms and separate utility room with WC.

Minimum Term: 12 months
Deposit Required: 6 weeks
Local Authority: City of Westminster
Council Tax Band: H
EPC Rating: E
Unfurnished

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

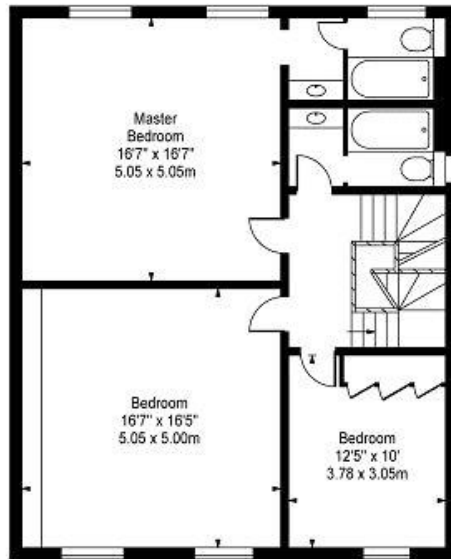
Chestertons Little Venice Lettings

26 Clifton Road
Maida Vale
London
W9 1SX
littlevenicetlettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

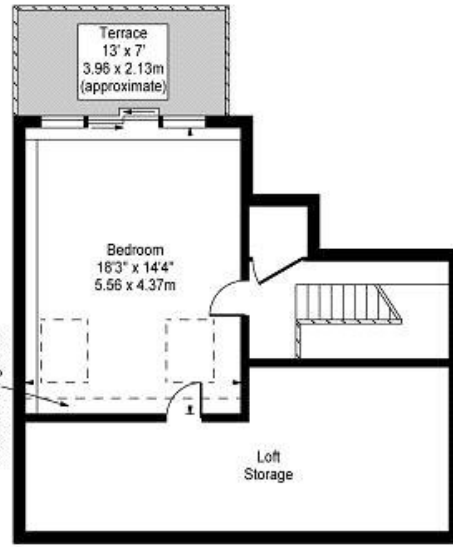
Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees



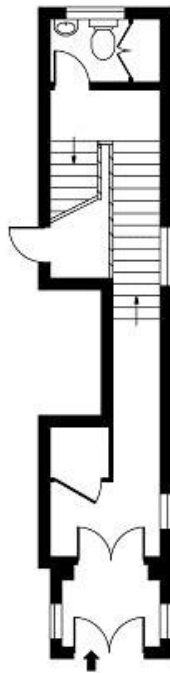
**Upper Maisonnette,
Warwick Avenue, W9**



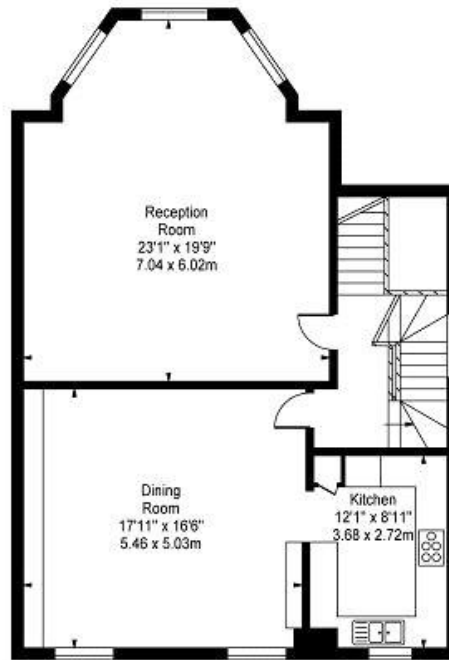
Second Floor



Third Floor



Ground Floor



First Floor

Approx Gross Internal Area 2426 Sq Ft - 225.37 Sq M
(Excluding Restricted Height Area & Loft Storage)

For Illustration Purposes Only - Not To Scale
Floor Plan by www.bpmmediagroup.com
Ref: No. P52523

