



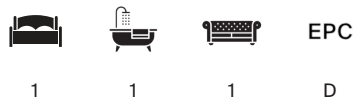
WARWICK AVENUE

Little Venice W9



WARWICK AVENUE, LITTLE VENICE W9

A bright and spacious top-floor one bedroom apartment on one of the most sought-after roads in Little Venice, W9.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 86 years remaining

Ground rent: £200 per annum. Reviewed every 25 years*

Service charge: £2,450 per annum, reviewed annually. The next review is due in 2026.

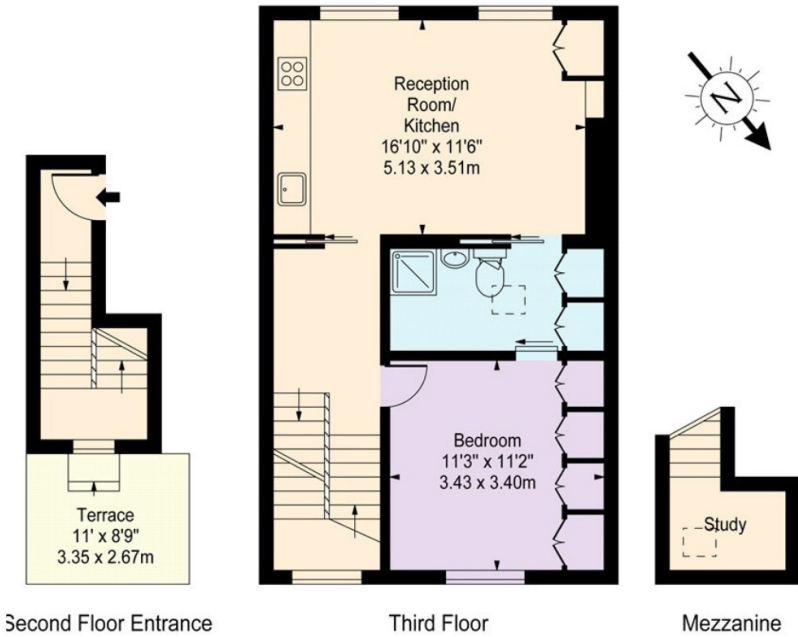
Asking Price: £610,000



The property features high ceilings, a lovely light-filled south-facing kitchen/reception room, a principal bedroom with en suite shower room, a study area on the mezzanine level and a decked terrace (not officially demised). The principal bedroom has a smart use of loft storage space, and there is further bespoke storage options throughout the apartment.

Located moments from the amenities of Formosa Street in Little Venice, and including Warwick Avenue Underground Station (Bakerloo Line). Paddington Underground Station (Bakerloo, District, Circle, Hammersmith and City, and Elizabeth Lines) also provides excellent transport connections to Central London.

*Please note that we have been unable to confirm the next review date for the ground rent. You should ensure that you or your advisors make your own inquiries.



Approx Gross Internal Area **610 Sq Ft - 56.66 Sq M**

Approximate Gross Internal Area = 56.66 sq m / 610 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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