



Located next to Warwick Avenue, this rare white stucco freehold property presents in excellent decorative order throughout. As well as offering ample natural light, floating staircase and a hidden underground wine cellar with motorized door.

This accommodation is arranged over four floors and boasts a superb open plan kitchen/dining area with terrace, perfect for entertaining, a formal reception room with a study area, a principal suite arranged over the entire top floor, three further spacious bedrooms, two further bathrooms and a private patio.





## ACCOMODATION & KEY FEATURES

### ACCOMODATION

- Reception room/kitchen with terrace
- Formal reception room
- Study area
- Principal bedroom with ensuite
- Three further bedrooms, one ensuite
- Wine cellar
- Garden

### KEY FEATURES

- Lift
- Balcony
- Parking
- Bar

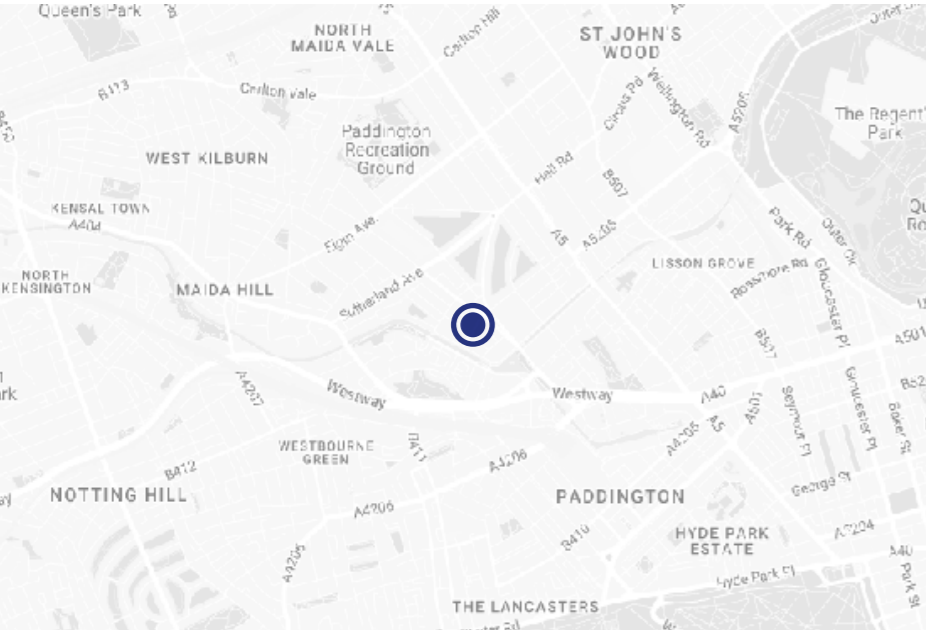






# LOCATION

This house is superbly located on a quiet tree lined avenue approximately 0.4 miles to the picturesque Regent’s Canal and Paddington Recreational grounds, as well as only a short walk to the attractive shops and fashionable cafés and restaurants of Little Venice and Maida Vale. The local area has excellent transport links from Warwick Avenue Station (Bakerloo line) and Paddington Station (Heathrow Express and Elizabeth line).



# FLOORPLAN

Approximate Gross Internal Area  
205.59 sq m / 2213 sq ft



TERMS  
Leasehold  
£2,999,500  
Council Tax Band: G  
EPC: E  
Viewings By appointment only

For more information please contact:

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