



# Warwick Avenue

Little Venice, W9

£8,450 per month  
(£1,950 per week)

A beautifully presented, rarely available two bedroom apartment set over 1400sqft with a 42' private garden situated in the heart of Little Venice, close to shops & cafes and moments from Warwick Avenue Tube Station

**CHESTERTONS**



# Warwick Avenue

Little Venice, W9

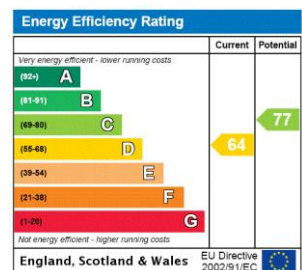
- Gorgeous 2 bed White Stucco Period Apartment
- Sizeable Receptions Rooms & 2 Bathrooms
- 42' Private Mature Garden
- Highly Sought After Location In The Heart Of Little Venice
- EPC Rating D



A beautifully presented, rarely available two bedroom apartment set over 1400sqft with a 42' private garden situated in the heart of Little Venice, close to local boutique shops & cafes and moments from Warwick Avenue Tube Station.

This unique property is decorated to a very high standard, offering a sizable kitchen with marble work tops, a large reception room with French patio doors leading directly onto the lovely mature private garden, dining room, two double bedrooms, en-suite shower room & bathroom. The property further benefits from the use of one of the area's most prestigious communal gardens with tennis courts.

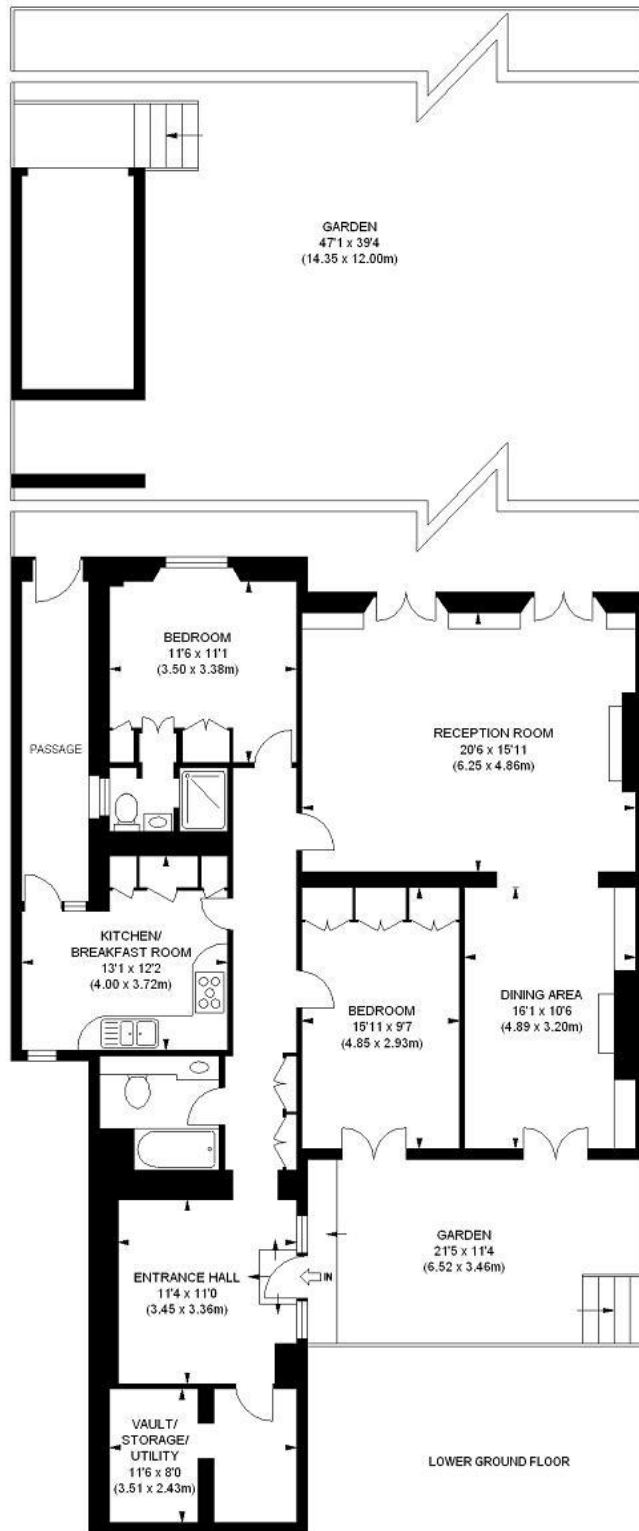
**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** G  
**EPC Rating:** D  
**Unfurnished**



**Chestertons Little Venice Lettings**

26 Clifton Road  
 Maida Vale  
 London  
 W9 1SX  
 littlevenicelettingsusers@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



APPROX. GROSS INTERNAL FLOOR AREA 1406SQ FT / 131 SQ M  
(Excluding Passage Area)

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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