



Warwick Avenue

London, W9

Asking Price £475,000

Positioned on the second floor of a converted Victorian building is this charming, bright and beautifully finished one bedroom apartment.

Spanning approximately 482 square feet, with wood flooring throughout, the accommodation comprises an open plan kitchen and reception room, a good sized master bedroom and fully fitted family bathroom.

Perfectly positioned moments from the picturesque Regent's Canal, a short walk to Warwick Avenue Underground station on the Bakerloo Line and the shops and cafes on Formosa Street and Clifton Road.

CHESTERTONS



Warwick Avenue

London, W9

- A charming 1-bedroom apartment spanning approx. 482 square feet.
- Positioned on the second floor and finished to a high specification.
- Benefitting from a long lease well in excess of 100 years.
- Set on the ever-popular Warwick Avenue.



Tenure: Leasehold 109 years 11 months

Service Charge: £2095.78

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

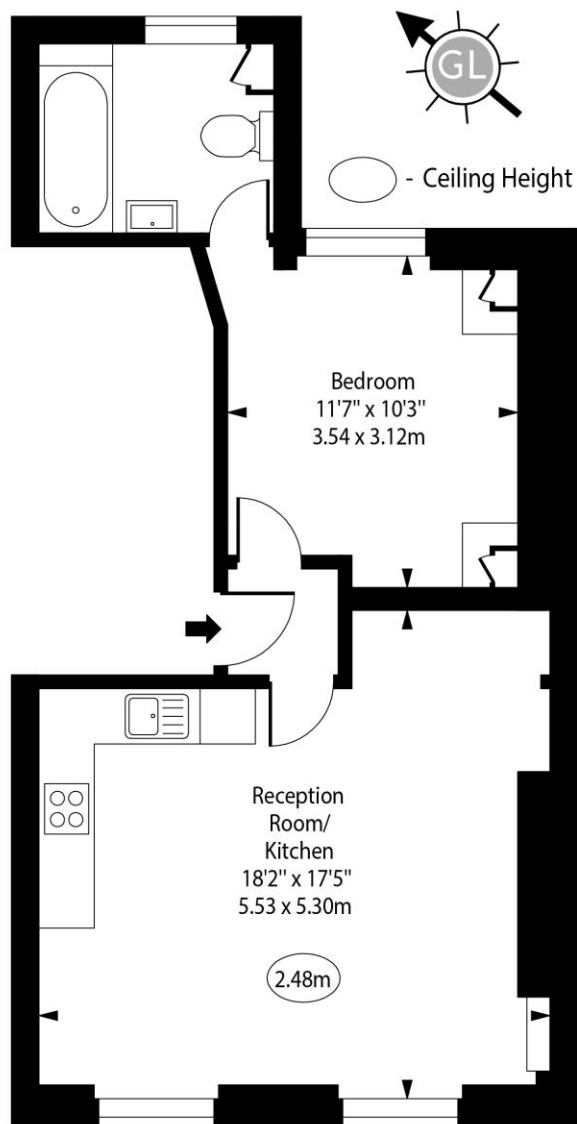
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Second Floor

Approx Gross Internal Area 482 Sq Ft - 44.78 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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