



WARWICK PLACE,

Little Venice W9



A CHARMING THREE-BEDROOM HOUSE

With exceptional proportions and a private terrace set in the heart of Little Venice. The property offers considerable versatility and scope for both family living and entertaining.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Service charge: Nursery amenity payment of £200 per annum

Asking Price: £2,800,000



WARWICK PLACE, LITTLE VENICE W9

The ground floor features a double reception room and private terrace, and the lower ground floor offers a particularly impressive kitchen and dining space with exceptional 11ft ceiling heights, creating a remarkable sense of volume and flexibility.

A dedicated wine cellar adds a further distinctive feature to this level and enhances its suitability for entertaining. Two guest cloakrooms across these floors provide added convenience.

The principal bedroom occupies the first floor with a beautiful en suite bathroom. On the top floor, there are two further bedrooms and a shower room.





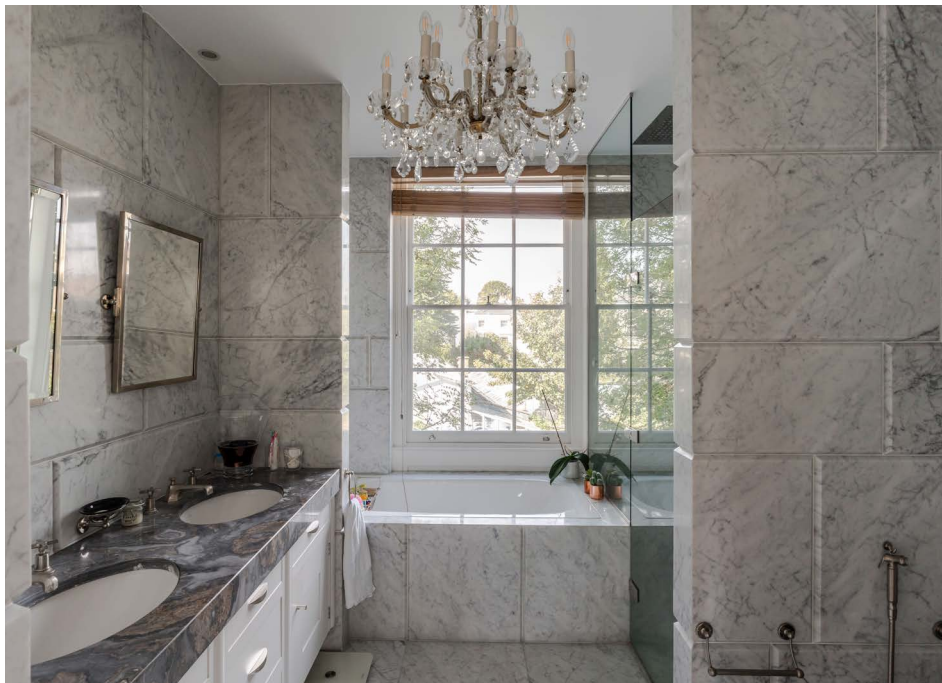


LOCATION

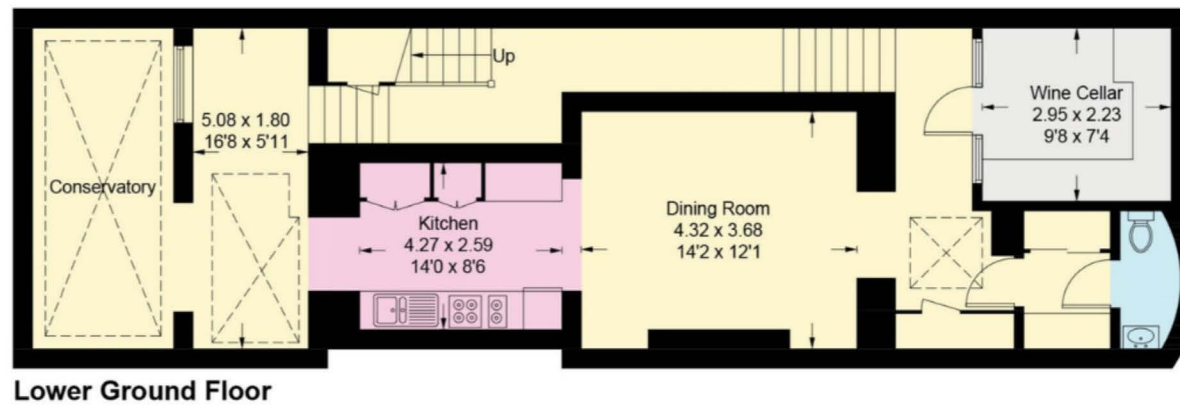
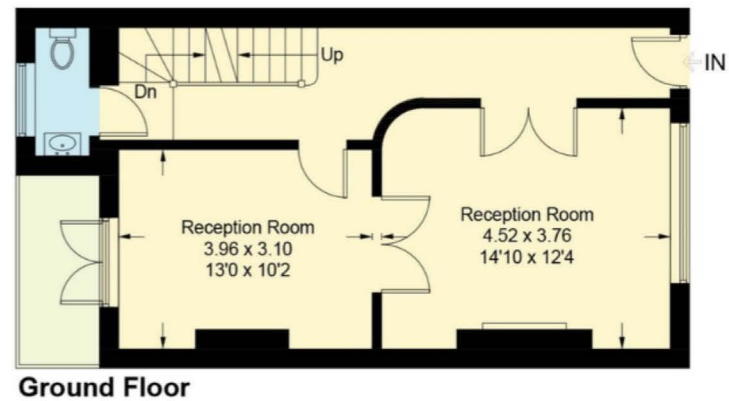
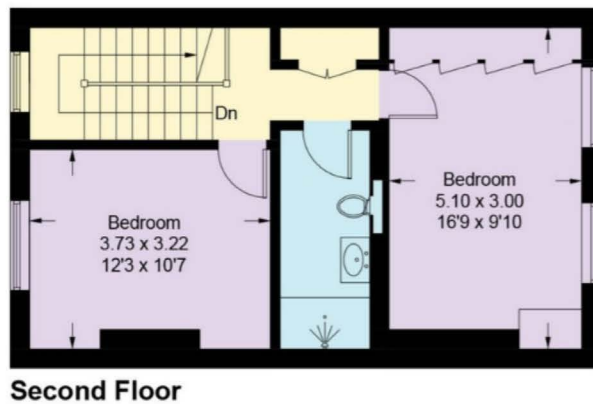
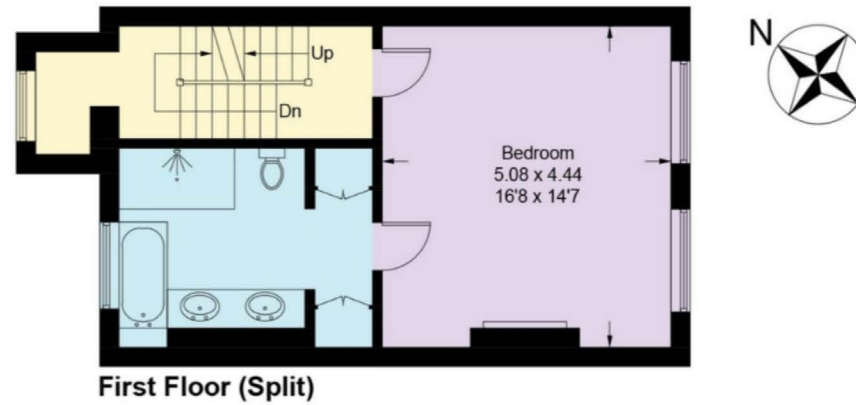
Warwick Place lies at the heart of Little Venice, one of West London's most picturesque and desirable neighbourhoods. Known for its elegant period architecture, tranquil tree-lined canal-side setting, and excellent schools. The area offers a charming village atmosphere, with an excellent selection of trendy local bars and restaurants along Formosa Street and Clifton Road, including the award-winning gastro pub, restaurant, and cocktail bar The Hero, and a canal-side Summerhouse restaurant.

The scenic Regent's Canal, the Paddington Recreation Centre, and Regent's Park offer beautiful walks and access to open spaces, tennis courts, paddle courts, and children's play areas. The bustling area of Paddington Basin is within easy reach, with its bars, gyms, coffee shops and outdoor space.

Transport connections are exceptional. Warwick Avenue Underground Station (Bakerloo Line) is within easy reach, offering direct access to Paddington, Marylebone and Oxford Circus. Paddington Station (Bakerloo, District and Circle, Hammersmith and City Lines) is also nearby, providing National Rail services and the Elizabeth Line for fast connections across Heathrow Airport and beyond.







(Including Conservatory)
Approximate Gross Internal Area = 215 sq m / 2,321 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)



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