



Warwick Avenue

Maida Vale, W9

Asking Price £550,000

A beautifully presented one-bedroom apartment set within an attractive period building on Warwick Avenue, in the heart of Little Venice. Combining elegant period features with thoughtfully styled interiors, the property offers an inviting home in a sought-after residential setting.

The reception room is the focal point of the apartment, with a generous bay window allowing plenty of natural light and providing an appealing space for dining. A feature fireplace, decorative corning and wood flooring complement the room's proportions, with ample space for relaxing and entertaining.

A separate fitted kitchen provides a practical arrangement of cabinetry and work surfaces, while the double bedroom benefits from fitted wardrobes. A contemporary tiled bathroom with a bath and overhead shower completes the accommodation.

Warwick Avenue is ideally positioned for the cafés, independent shops and restaurants of Clifton Road and Formosa Street, together with the picturesque canalside walks of Little Venice. Warwick Avenue Underground station provides Bakerloo line connections to Paddington and the West End.

CHESTERTONS



Warwick Avenue

Maida Vale, W9

- Share of freehold
- Moments from Warwick avenue station
- High ceilings
- Raised ground floor



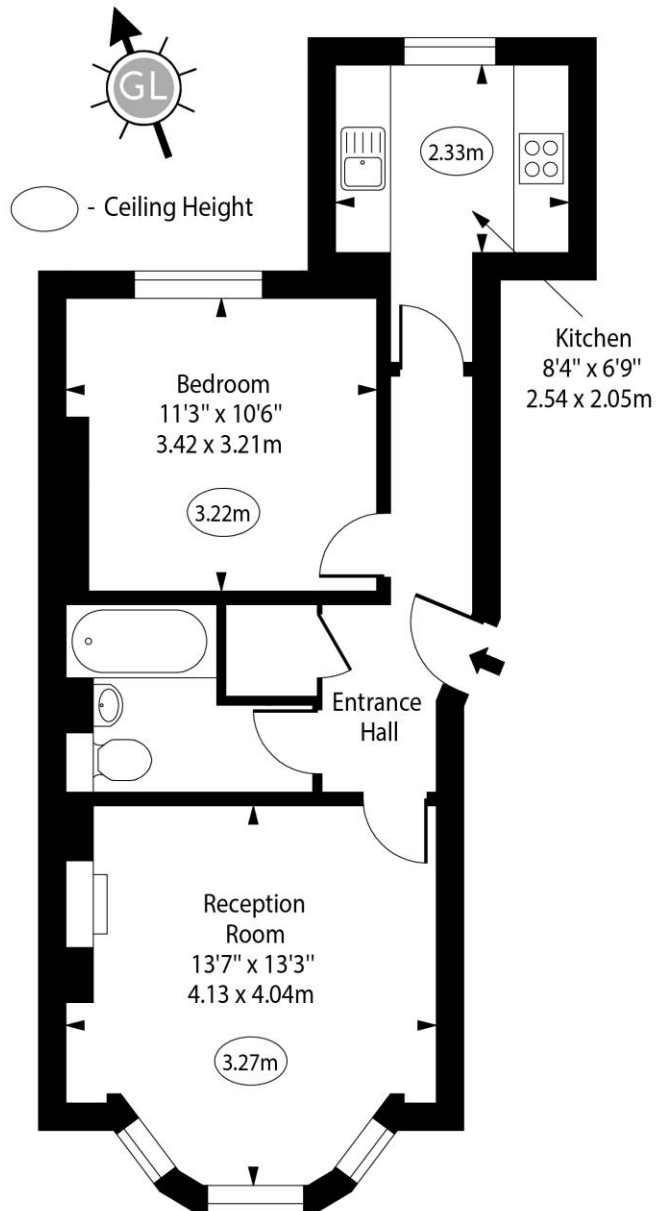
Tenure: Leasehold 96 years
Service Charge: £2,920 pa
Ground Rent: £200 pa
Local Authority: City Of Westminster
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	79 C
39-54	E		
21-38	F		
1-20	G		

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Raised Ground Floor

Approx Gross Internal Area

485 Sq Ft - 45.06 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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