

WARWICK AVENUE

Little Venice W9


FORMOSA
STREET W9
School

A RECENTLY REFURBISHED FOUR BEDROOM TRIPLEX

Arranged over three floors, set within a charming period building in the heart of Little Venice, W9.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 958 years remaining

Ground rent: A peppercorn

Service charge: £6,000 per annum (includes sinking fund + building insurance).The next review date is unknown*

Offers in excess of: £2,000,000





WARWICK AVENUE, LITTLE VENICE W9

Situated on one of Little Venice's most sought-after residential addresses, this beautifully arranged four bedroom home on Warwick Avenue offers generous living space set across three floors, combining period charm, practicality and superb natural light throughout.

The property opens into a welcoming hallway complete with useful built-in storage, creating an organised and practical entrance to the home. The second floor comprises an exceptional living space, a dual aspect area, high ceilings, period features, and access to a sunny balcony overlooking Formosa Street. This floor includes a stylish, bespoke Italian open-plan kitchen with an integrated fridge freezer, washing machine, dishwasher, combination microwave oven, fan oven, and a five-pan induction hob on the island and a Quooker tap.





The four bedrooms are arranged across the upper floors with three (including the principal suite) on the third floor. The top-floor bedroom offers excellent privacy and includes an en suite shower room. Additionally, there are substantial eaves storage spaces accessed from this room, providing valuable additional space. All bathrooms are fully tiled in Minoli marble with heated towel rails. There is underfloor heating throughout the flat with each room having an independent control panel and heating sensors. Amazing storage capacity throughout the home, including storage cupboards for bikes, winter sports equipment and more.

A very quiet triplex, with easy resident parking, unrestricted during evenings and weekends.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.




CHAMONIX





LOCATION

Warwick Avenue lies at the heart of Little Venice, one of West London's most picturesque and desirable neighbourhoods. Known for its elegant period architecture and tranquil tree-lined canal-side setting, and excellent schools. The area offers a charming village atmosphere with an excellent selection of local trendy bars and restaurants of Little Venice along Formosa Street and Clifton Road, including 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 outside 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, and provides National Rail services and the Elizabeth Line for fast connections across London and to Heathrow Airport.





Approximate Gross Internal Area = 202.7 sq m / 2,182 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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