



Warlock Road

London, W9

Asking Price £1,000,000

Positioned on the upper three floors of this Victorian house is this large four bedroom apartment spanning approximately 1470 square feet.

Benefitting from a private street entrance and a stunning roof terrace the accommodation comprises a ground floor open plan kitchen and reception, three double bedrooms and a family bathroom on the first floor. The master bedroom is positioned on the second floor and benefits from plentiful storage and an en suite bathroom. The roof terrace is accessed via a spiral staircase on the second floor.

Warlock Road is a pretty tree lined side street which benefits from the open space of Tamplin Mews Gardens located across the road and from access to local shopping facilities and both Maida Vale and Westbourne Park stations.

CHESTERTONS



Warlock Road

London, W9

- A charming four bedroom apartment spanning approx. 1470 square feet.
- Benefitting from a charming roof terrace.
- The apartment comes with a long lease.
- Benefitting from a private street entrance.



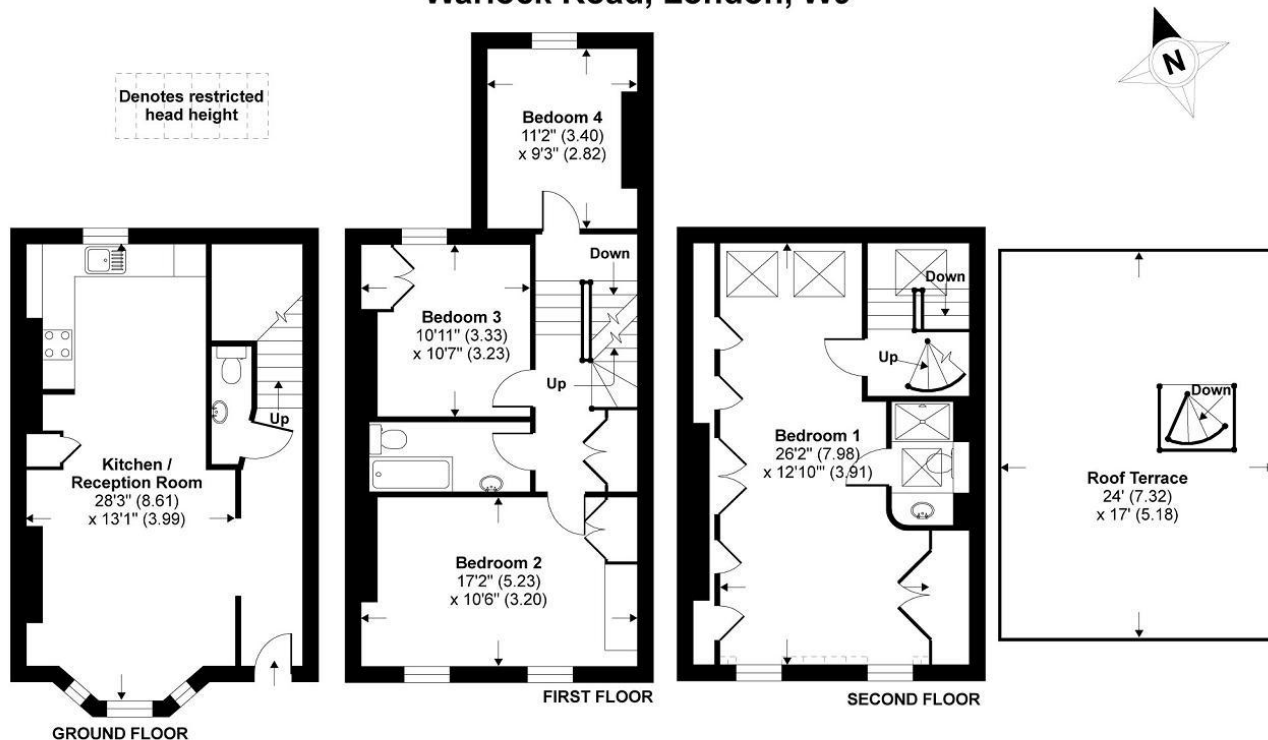
Tenure: Leasehold 91 years 10 months
Service Charge: £1,251.17 pa
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

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TOTAL GROSS INTERNAL FLOOR AREA 1470 SQ FT 136.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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