

# JAKE CHARLES

EST 2021



## Flat 2, 62 Warwick Avenue , London, W9 2PU

Jake Charles Property are proud to present a fantastic opportunity to purchase this spacious three-bedroom garden maisonette, ideally positioned on Warwick Avenue within a charming period conversion and accessed via the raised ground floor.

The raised ground floor offers a bright and welcoming reception room featuring high ceilings and a characterful fireplace. There is also a well-appointed eat-in kitchen with direct access to a raised, decked and secluded patio garden, complete with a water feature. A generous double bedroom with good storage and a family bathroom with both bath and shower complete this level.

The lower ground floor provides two further bedrooms, both overlooking the lower-level courtyard.

The property also benefits from lapsed planning permission for the part excavation of the rear garden and construction of a lower ground floor rear extension, with associated rooflights and a raised roof terrace above,

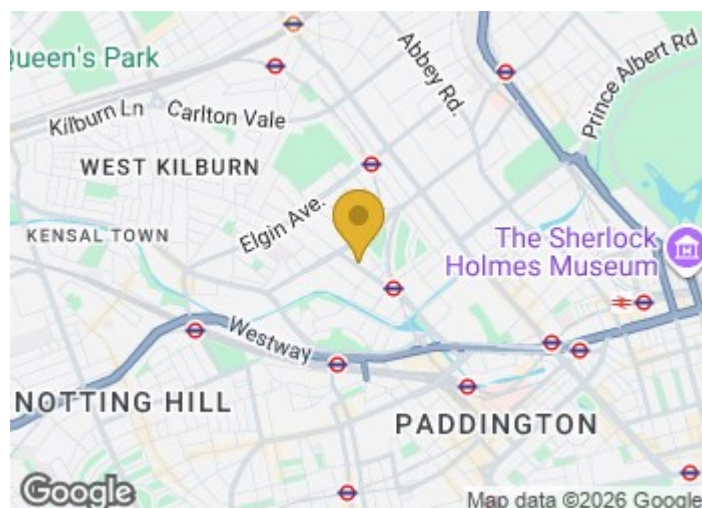
Asking price £1,200,000

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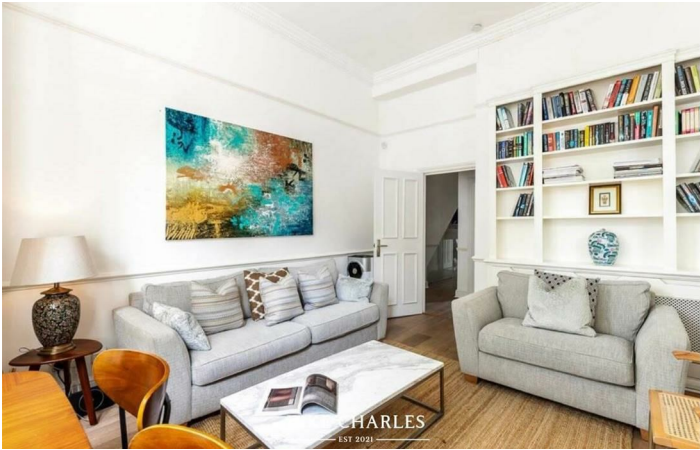
, London, W9 2PU



- Fantastic Transport Links
- Three Minutes Walk To Warwick Avenue Station
- Maisonette
- Private Patio Garden
- Two Bathrooms
- Three Bedrooms



[Directions](#)



Floor Plan



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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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |