

**42A, WARWICK AVENUE, LONDON W9 2PT**



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This beautiful, traditional style two bedroom garden flat is situated in an elegant white stucco building in the heart of Little Venice, is available to rent. Measuring 1,484sqft, the flat is approached via its own private courtyard entrance and comprises a large reception room with separate dining area opening onto a stunning secluded rear garden. Little Venice is a sought after location in W9 with many of the properties located in this particular section of Maida Vale benefiting from and having access to the manicured residents communal garden and tennis court. The flat is located right by Warwick Avenue (Bakerloo line) tube station and is within a few minute's walk of picturesque Regents Canal Basin and the local amenities of Formosa Street.

- 2 BEDROOMS • BATHROOM • SHOWER ROOM • RECEPTION ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • PRIVATE GARDEN • OWN ENTRANCE

EPC Rating: D Council Tax Band: G

**£1,785 PER WEEK**

**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**ARLINGTON**

RESIDENTIAL

**020 7722 3322**

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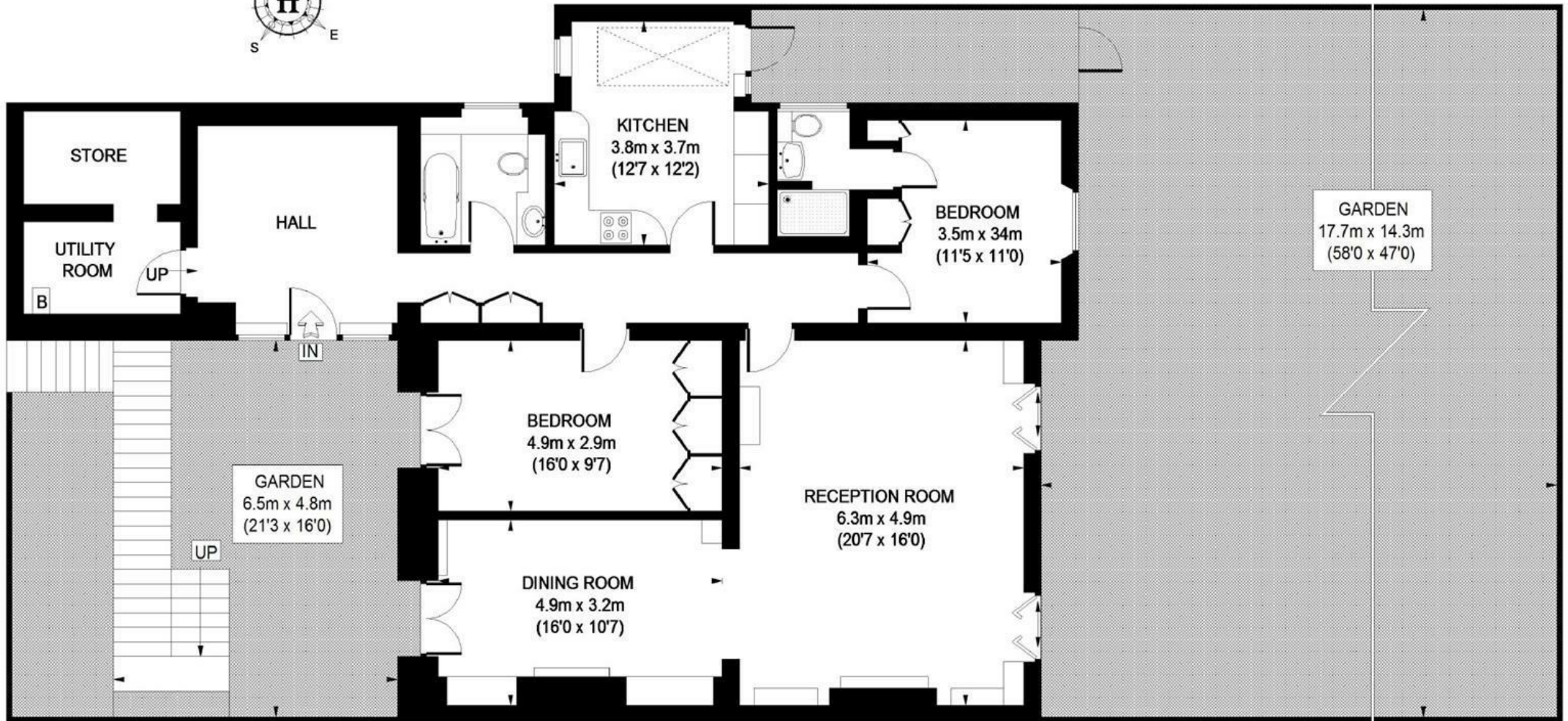
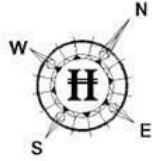








# WARWICK AVENUE



## LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
1464 SQ. FT. (136 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID74129)