

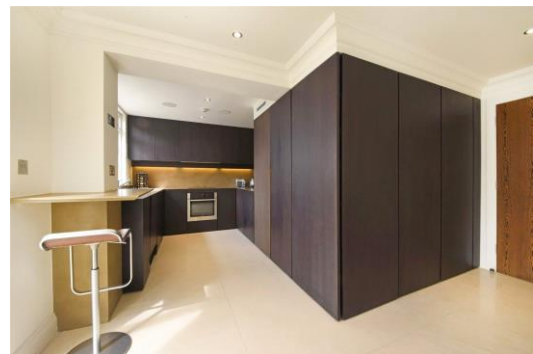


# Warwick Avenue

Little Venice, W9

£9,750 per month  
(£2,250 per week)

A superb, interior designed apartment of extremely high quality in one of Little Venice's Premier Roads. Comprising: 2 sizeable bedrooms; 2 beautiful bathrooms; open plan reception leading to a sunny private garden and garage. EPC Rating D.



# Warwick Avenue

Little Venice, W9

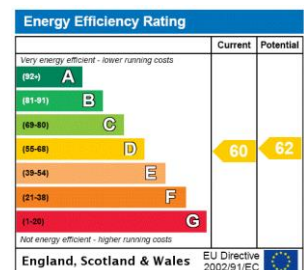
- A High Quality Conversion Apartment In Little Venice
- Two Large Double Bedrooms & Two Smart Bathrooms
- Private Garden & Garage
- Moments To Warwick Avenue
- Video Tour Available
- EPC Rating D



A superb interior designed apartment of extremely high quality in one of Little Venice's Premier Roads.

Comprising of over 1300 sq ft the property offers a generous open plan reception leading to a sunny conservatory and dining area, Stunning integrated kitchen overlooking the garden; Large master bedroom with en suite bathroom and separate shower, Second double bedroom with en-suite shower, Private landscaped garden and garage. EPC Rating D.

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** Westminster City Council  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished**

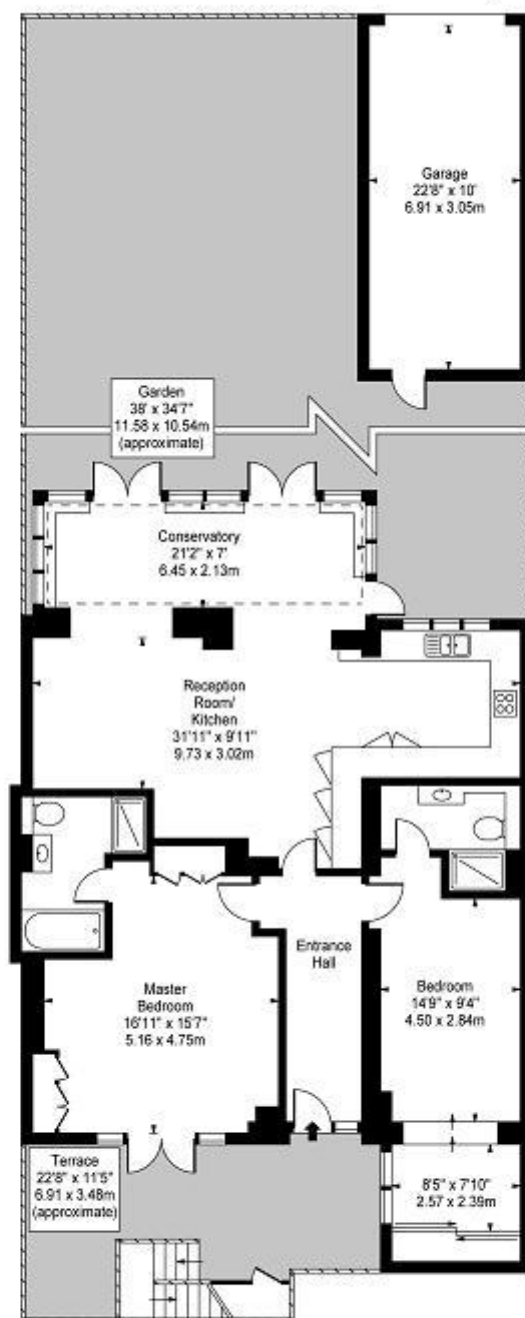


### Chestertons Little Venice Lettings

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenice@chestertons.co.uk  
02072662369  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

Warwick Avenue, W9 2PS



Lower Ground Floor

Approx Gross Internal Area 1314 Sq Ft - 122.07 Sq M  
(Excluding Garage)

For illustration Purposes Only - Not To Scale  
Floor Plan by [www.bpmmediagroup.com](http://www.bpmmediagroup.com)  
Ref. No. P33910

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