



Warwick Avenue | Little Venice | London | W9

Asking Price - £875,000



- One bedroom
- One bathroom
- Period features
- Walk in wardrobe
- Communal Terrace
- Communal garden

An exceptional first floor apartment set within an elegant period building on one of Little Venice's most sought-after avenues, moments from the canal and the picturesque heart of the neighbourhood.

The apartment is defined by extraordinary ceiling heights with ornate cornicing and grand proportions, creating an immediate sense of volume and light throughout. The impressive open-plan kitchen with marble kitchen bench tops and reception room forms the centrepiece of the home, with generous entertaining space framed by tall windows, parquet flooring and beautifully elevated ceilings that enhance the apartment's





sense of scale.

The bespoke kitchen integrates seamlessly with the reception area, designed for both everyday living and entertaining, while a separate utility room provides valuable additional storage and practicality rarely found in apartments of this size.

The bedroom is particularly impressive, offering excellent proportions and a calm, elegant atmosphere, complemented by a beautifully appointed bathroom finished to a high standard.

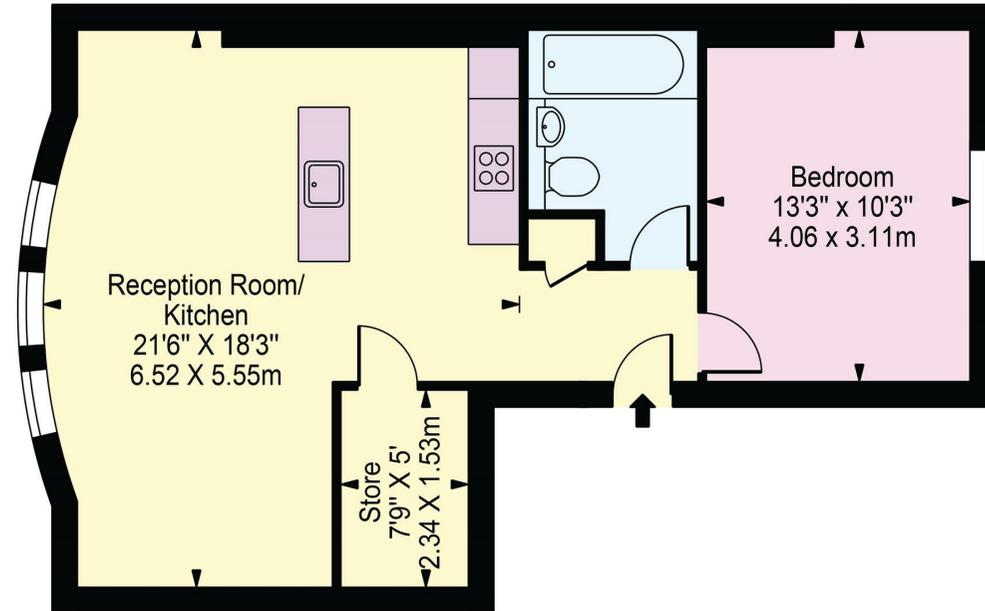
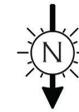
The apartment also benefits from excellent storage with a loft space above the bathroom is accessible via folding stairs and a large storage room with a concealed door, which offers excellent versatility and could be utilised as a walk-in wardrobe, dressing room or additional storage space.

Residents also benefit from access to a communal terrace on the first floor, conveniently located just moments from the apartment and offering a charming outdoor space to enjoy in warmer months.



Warwick Avenue

Approx. Gross Internal Area
54.25 sq m / 584 sq ft



First Floor

For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract. Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement. Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band E EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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