

CHARMILL

RESIDENTIAL



Warwick Avenue, Little Venice W9

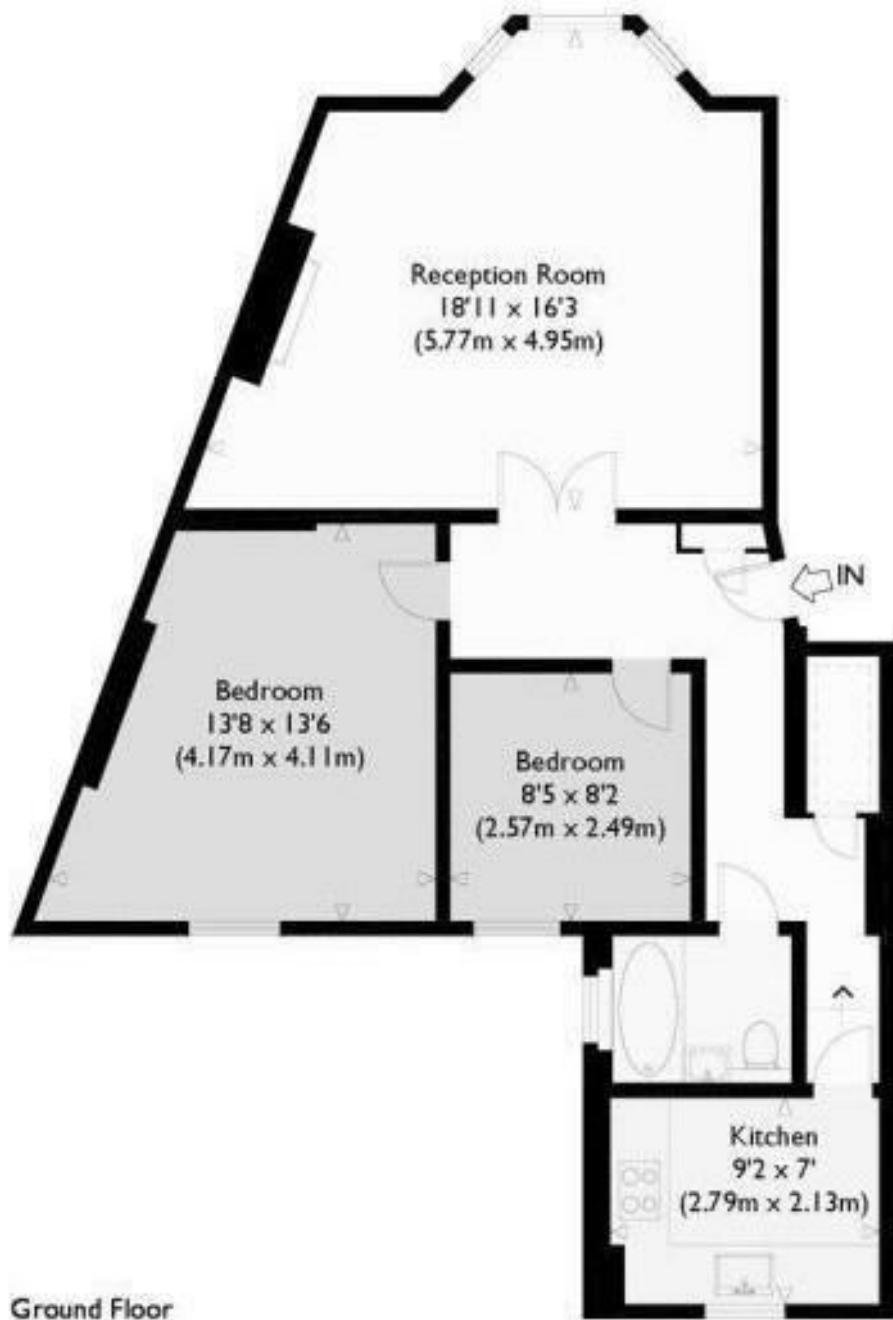
A refurbished two bedroom apartment situated on the raised ground floor of this period conversion on Warwick Avenue. This superb apartment comprises a spacious reception/dining room with high ceilings and wooden flooring, a separate fully fitted kitchen, a principal bedroom with ample storage, further double bedroom, and a full bathroom suite. Warwick Avenue is located a short walk from the shops, cafes and restaurants on Elgin Avenue as well as being just 0.1 miles from Warwick Avenue Underground station (Bakerloo line) and 0.6 miles from Royal Oak Underground station (Circle and Hammersmith & City lines).

- Two bedrooms
- Reception/dining room
- One bathroom
- Recently refurbished
- Wooden flooring
- Furnished

£750

Warwick Avenue, W9

Approximate Gross Internal Floor Area : 717 sq ft / 66.6 sq m (Including Restricted Storage Space)



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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