



## Warwick Avenue, W9

£1,250,000

A charming split-level garden flat set in a beautiful Victorian conversion. This well-presented flat comes complete with three double bedrooms, one featuring an en suite, an additional bathroom, spacious reception with bay window and a sizable separate kitchen leading out to a private patio.

Warwick Avenue is well-positioned close to a number of local shops, cafés, bars and restaurants, Warwick Avenue underground station (Bakerloo line) and is just over half a mile from Paddington.

### Features

- Two Bathroom
- Private Patios
- Extension STPP
- Long Lease
- Prime Location
- Chain Free

# Warwick Avenue, London, W9



Total area (approx.): 85.0 sq. m (914.9 sq. ft)  
(Excluding Void)  
Patio area (approx.): 37.2 sq. m (400.4 sq. ft)