



Warwick Avenue

Maida Vale, W9

Asking Price £500,000

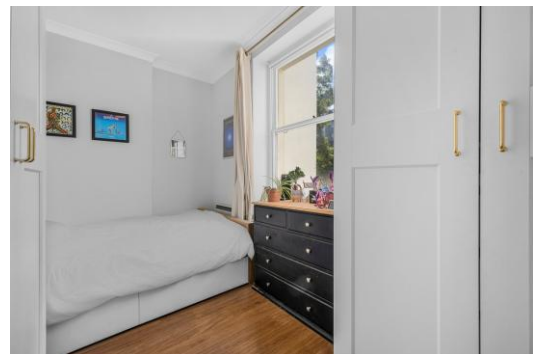
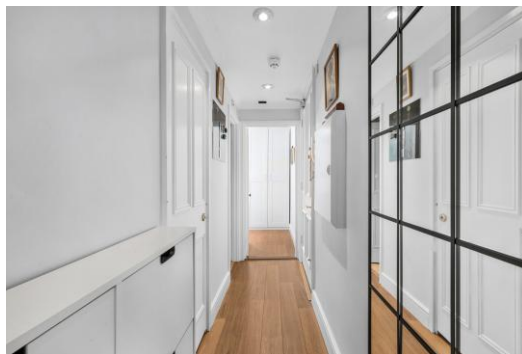
An attractive one-bedroom apartment arranged on the ground floor of a handsome stucco-fronted period building on Warwick Avenue, in the heart of Little Venice. Combining a generous reception room with a separate kitchen and access to communal gardens, the property enjoys a sought-after setting close to Warwick Avenue Underground station.

The principal reception room is a particularly appealing feature, with tall sash windows drawing in natural light and highlighting the room's generous proportions. Good ceiling heights and decorative cornicing add period character, while the layout provides comfortable space for both seating and dining, creating an inviting setting for everyday living and entertaining.

A separate fitted kitchen offers a practical arrangement of wall and base units, contrasting work surfaces and a built-in oven and hob. The double bedroom benefits from a large sash window, while a tiled bathroom, fitted with a bath and overhead shower, completes the accommodation. Residents also enjoy access to communal gardens, providing valuable outdoor space within this desirable Little Venice location.

Warwick Avenue is ideally positioned for the independent shops, cafés and restaurants of Formosa Street and Clifton Road, together with the picturesque waterways of Little Venice. Nearby Warwick Avenue Underground station provides Bakerloo line connections, while Paddington offers further transport links, including the Elizabeth line and national rail services.

CHESTERTONS



Warwick Avenue

Maida Vale, W9

- Warwick Avenue
- White stucco
- 1 Bedroom
- Communal gardens



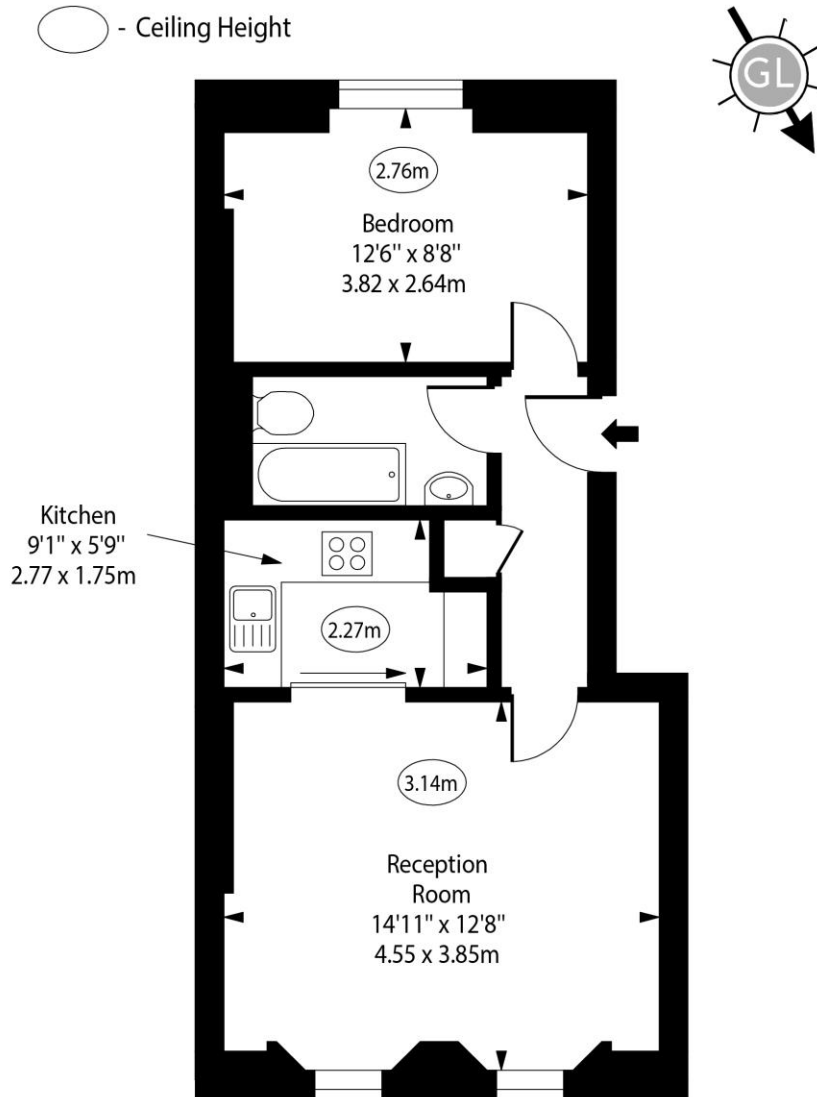
Tenure: Share of Freehold 103 years
Service Charge: TBC
Ground Rent: TBC
Local Authority: City Of Westminster
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Approx Gross Internal Area 422 Sq Ft - 39.20 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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