



WARWICK AVENUE, W9 £1,595,000 SHARE OF FREEHOLD

A wonderful opportunity to purchase a large (1,551 sq. ft.) two double bedroom garden flat, located in this sought after location of Little Venice forming part of a period converted house. The apartment is in excellent condition, with two large double bedroom suites and a separate office/study area, reception room and a large kitchen/dining room opening out onto a landscaped private patio garden. The flooring is mainly marble with underfloor heating which can be independently controlled in each room. The apartment has a private entrance and is located in the heart of this sought after area close to all local amenities including shops, cafes in Formosa Street, the famous Regent's Canal and the Underground at Warwick Avenue (Bakerloo line).

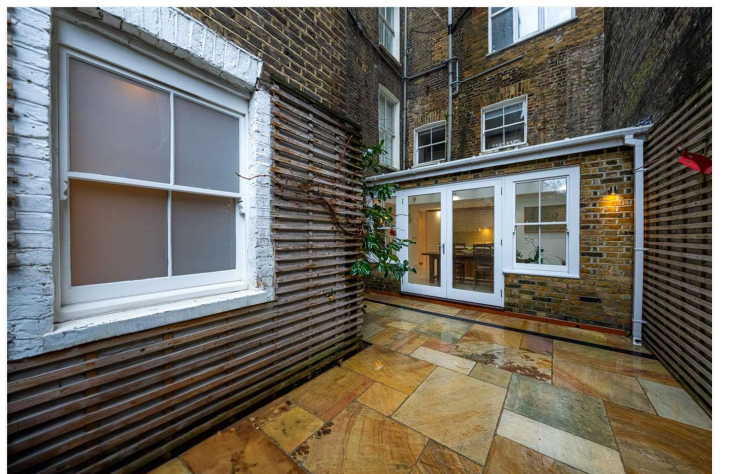
Principal Bedroom With En Suite Shower Room | Second Bedroom With En Suite Bathroom | Third Bedroom/Study/Office | Reception Room | Kitchen/Dining Room | Storage Room | Separate WC | Front, Side & Back Garden | Share of Freehold

View our virtual tour here: https://youtu.be/KIZFgmonz_g

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)

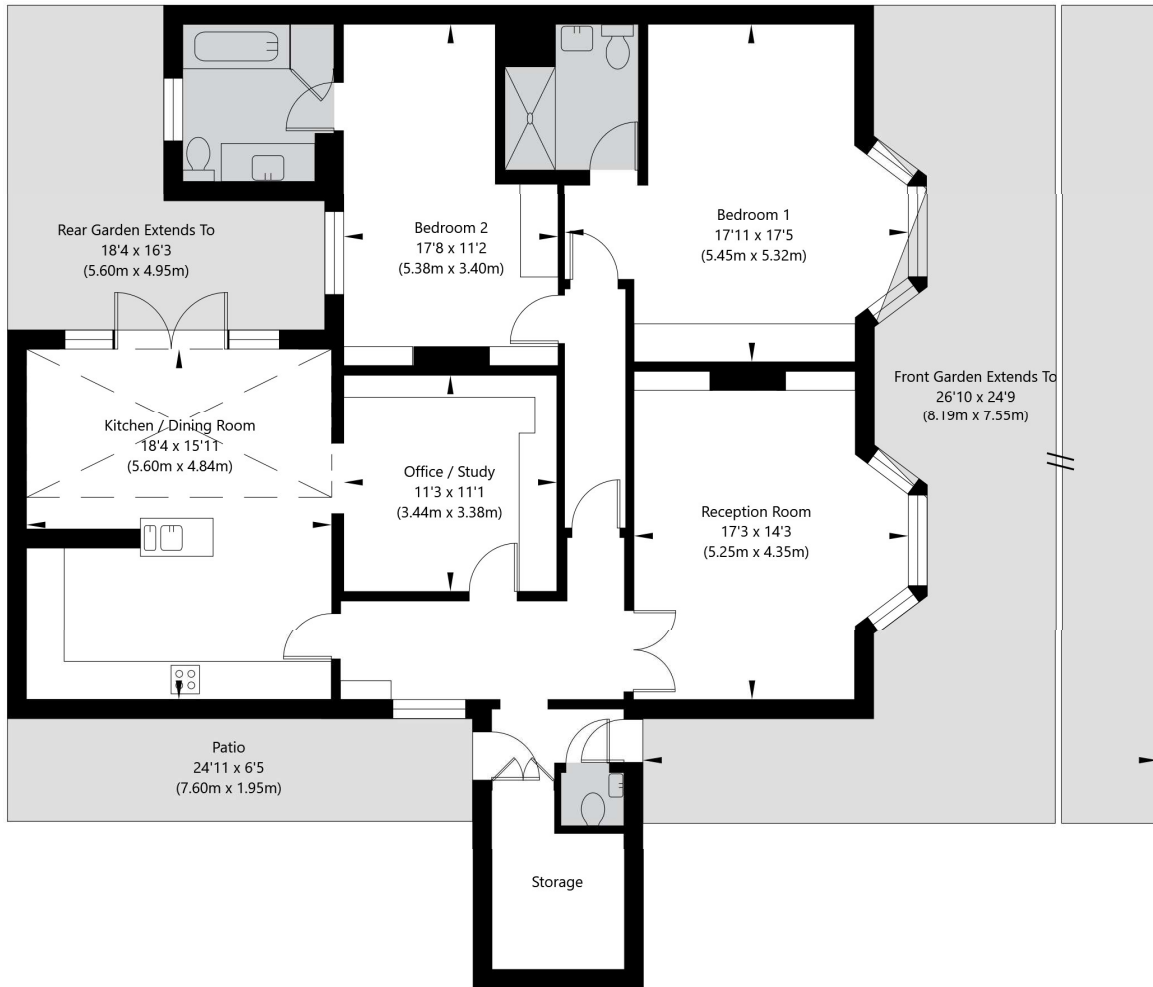
Winkworth

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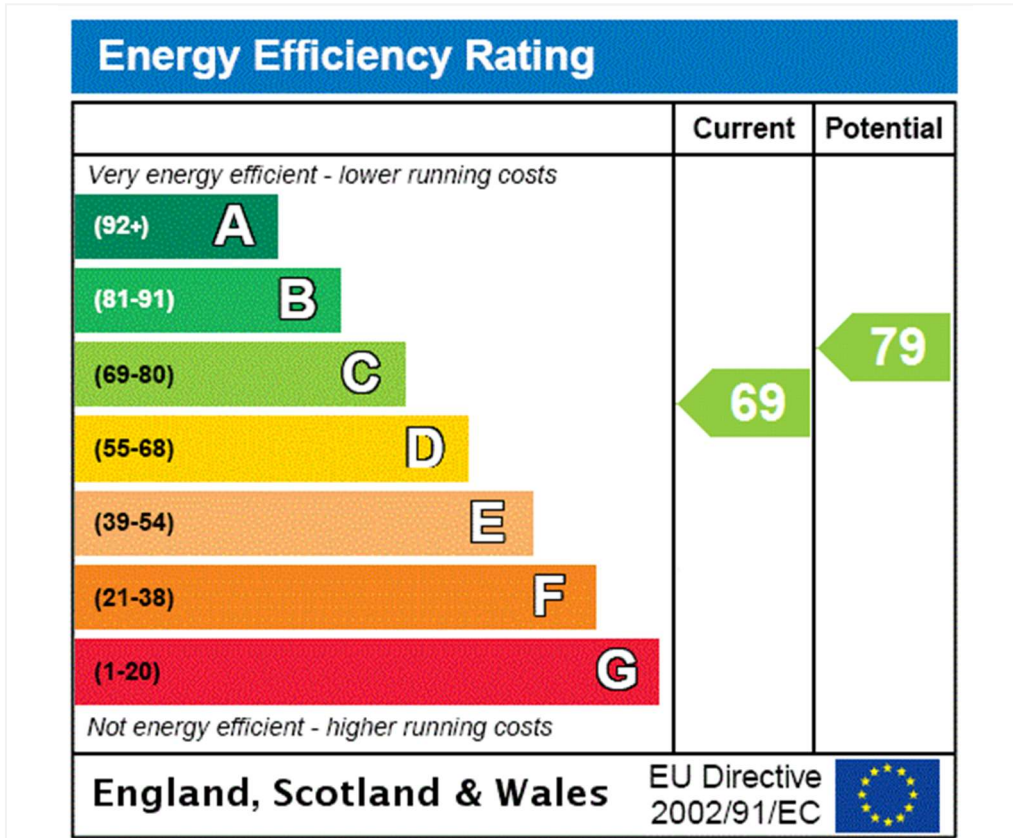
Warwick Avenue, London W9 2PP

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 144.09 SQ M / 1551 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 144.09 SQ M / 1551 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Share of Freehold

Term: Expires - 24/06/2112

Service Charge: Approximately £1,440 per annum

Ground Rent: N/A

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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