



WARWICK AVENUE, LONDON, W9 £1,500 PER WEEK UNFURNISHED

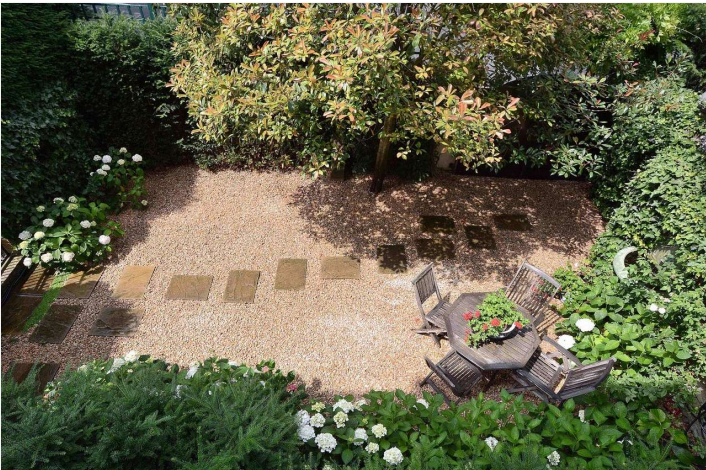
A unique opportunity has presented itself with this magnificent bright and spacious maisonette arranged over the second and third floors of a white stucco house. The property benefits from a private garden and use of the extensive Little Venice communal gardens and its private members tennis club. The maisonette comprises of an impressive entrance hall, principal bedroom with built-in wardrobes and en-suite bathroom, two further bedrooms with walk-in wardrobes, fitted kitchen/breakfast room and reception room. Warwick Avenue is located in the heart of Little Venice, ideal for public transport connections, the Regents Canal and the abundance of shops and cafes in Clifton Road.

Principal Bedroom with En-Suite Bathroom | Two Further Bedrooms | Bathroom |
Kitchen/Breakfast Room | Double Reception Room | Access to Little Venice Communal Gardens |
Access to Little Venice Private Members Tennis Club

Winkworth

for every step...

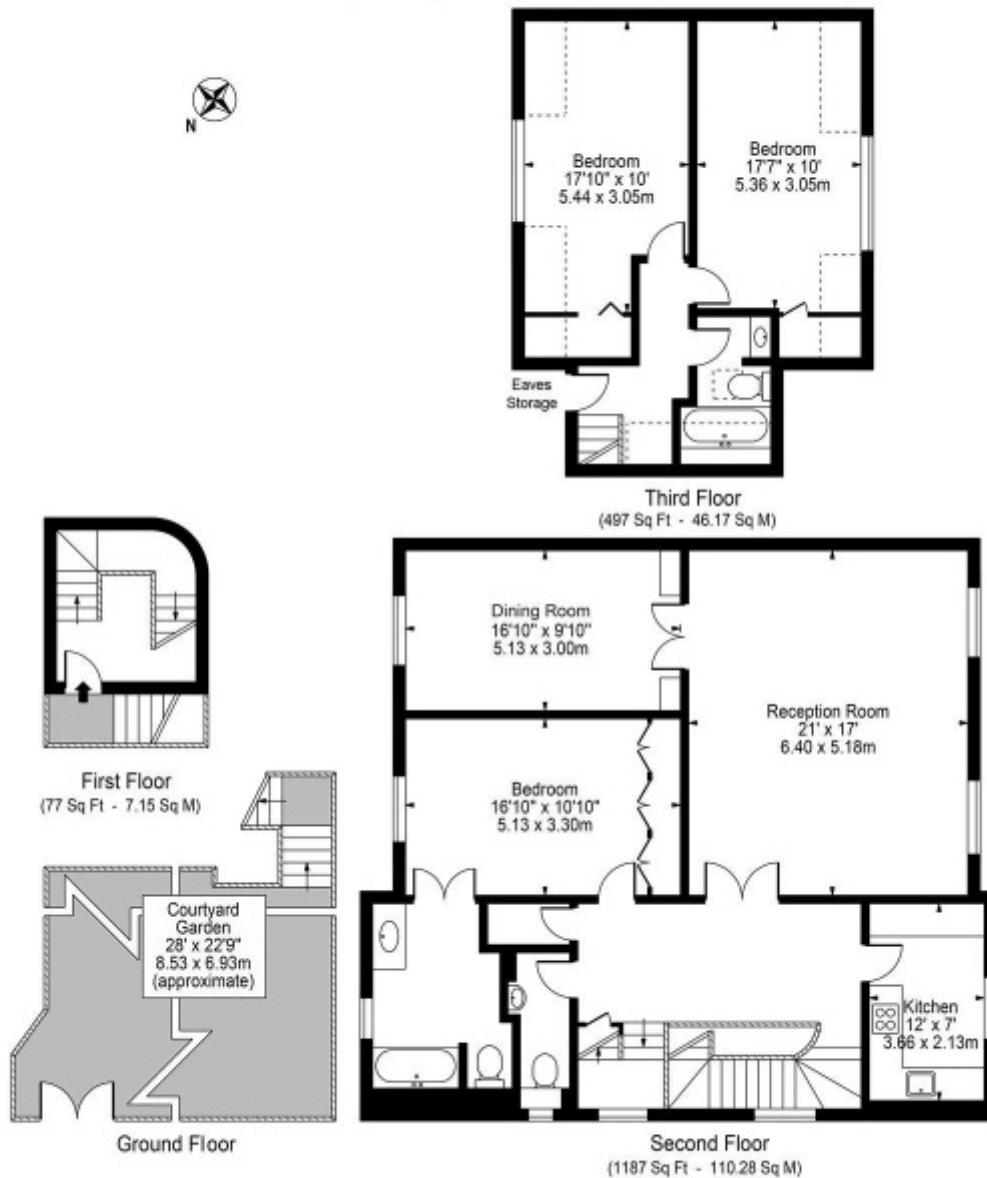
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Warwick Avenue, W9

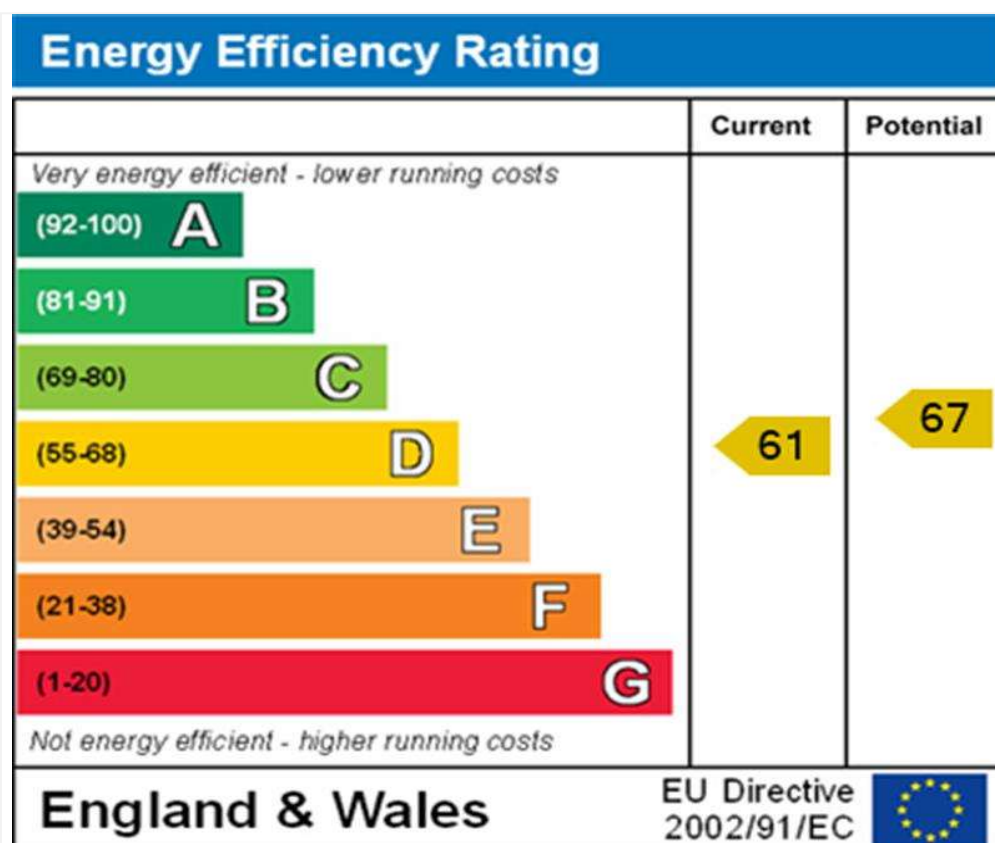
Approx. Gross Internal Area 1761 Sq Ft - 163.60 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1672 Sq Ft - 155.33 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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.



Tenancy Deposit: £9,000

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: F

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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