



WARWICK AVENUE, W9 OFFERS IN EXCESS OF £1,500,000 LEASEHOLD

A fantastic opportunity to purchase an architecturally designed, large (approximately 1186 sq. ft.) three-bedroom second and third floor loft style maisonette (entrance is from the first floor) with access to a beautiful roof terrace with views over Pindock Mews. Warwick Avenue is situated in the heart of Little Venice, lined with beautiful period stucco fronted houses. This stylish apartment forms part of an attractive period converted house, arranged over two floors with a stunning reception room with large sash windows offering a wealth of natural light, wood flooring and exposed brick work, a large fully fitted kitchen, Principal bedroom with fitted wardrobes, two further bedrooms, guest cloak room and bathroom suite with an electric sky light. Warwick Avenue is located in the heart of this sought after area close to all the local amenities including the boutique shops, cafes on Clifton Road (Approx. 0.4 Miles) The famous Regents Canal and the underground (Approx. 0.2 Miles) at Warwick Avenue (Bakerloo Line).

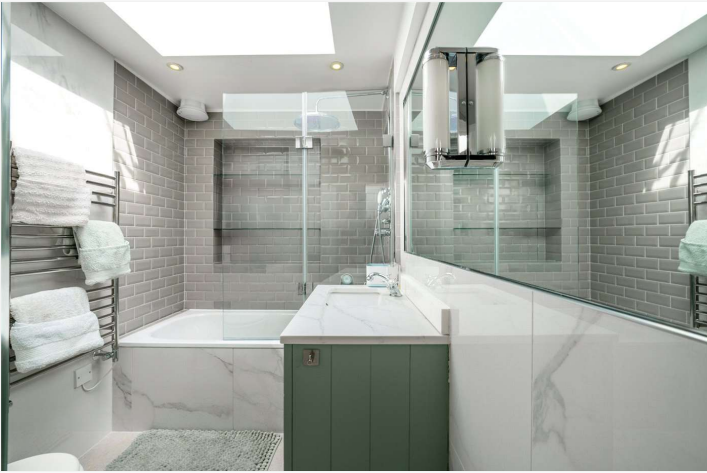
Three Bedrooms | Bathroom | Guest WC | Kitchen | Reception Room | Permit Parking | Roof Terrace

View our virtual tour here: <https://youtu.be/WbsBtLWFcAM>

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for every step...

winkworth.co.uk/maida-vale



Warwick Avenue, London W9 2PU



APPROXIMATE GROSS INTERNAL FLOOR AREA 110.19 SQ M / 1186 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 107.48 SQ M / 1157 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 24/06/2196

Service Charge: £1,871.49 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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