



Warwick Avenue, London, W9

£765,000 *Leasehold*

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A very well-presented two bedroom apartment, situated on the raised ground floor of this charming period conversion in Little Venice. This attractive property benefits from a high ceilings, a generous reception/dining room with a feature fireplace and bay window, a separate kitchen, double bedroom, an additional single bedroom and a modern bathroom. Warwick Avenue is conveniently located close (approx.. 0.5 Miles) to the boutique shops, cafes on Clifton Road, the famous Regents Canal and within approximately 0.2 miles from Warwick Avenue Underground Station (Bakerloo line).



Winkworth Maida Vale

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KEY FEATURES

- Two Bedrooms
- Family Bathroom
- Reception/Dining Room
- Kitchen
- Ground Floor
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/2172

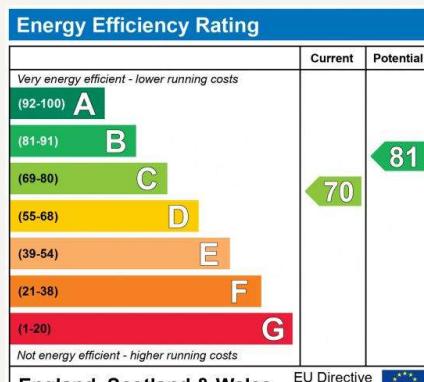
Service Charge: £1,543.64 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: C





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV160010>



Raised Ground floor

(Ceiling height 3.26 m)

Warwick Avenue, W9

Gross Internal Area: 738 ft² ... 68.6 m²

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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