

## WARWICK AVENUE, LONDON, W9 £795,000 LEASEHOLD

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 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).

Two Bedrooms | Family Bathroom | Reception/Dining Room | Kitchen | Leasehold

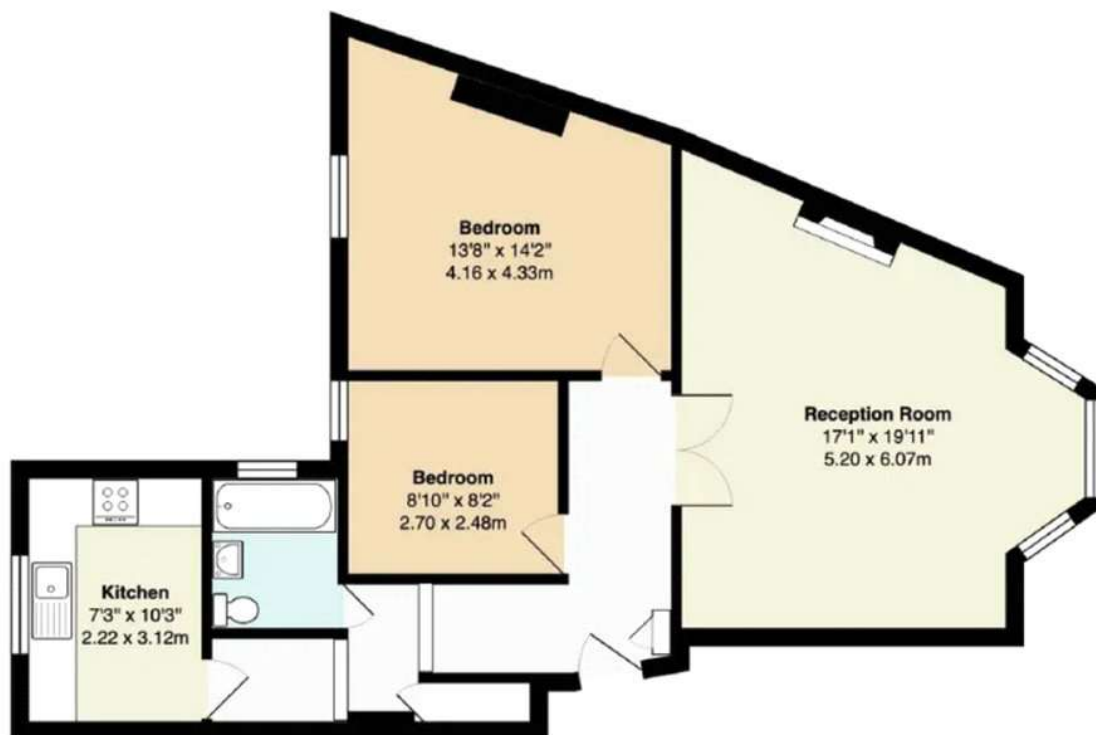
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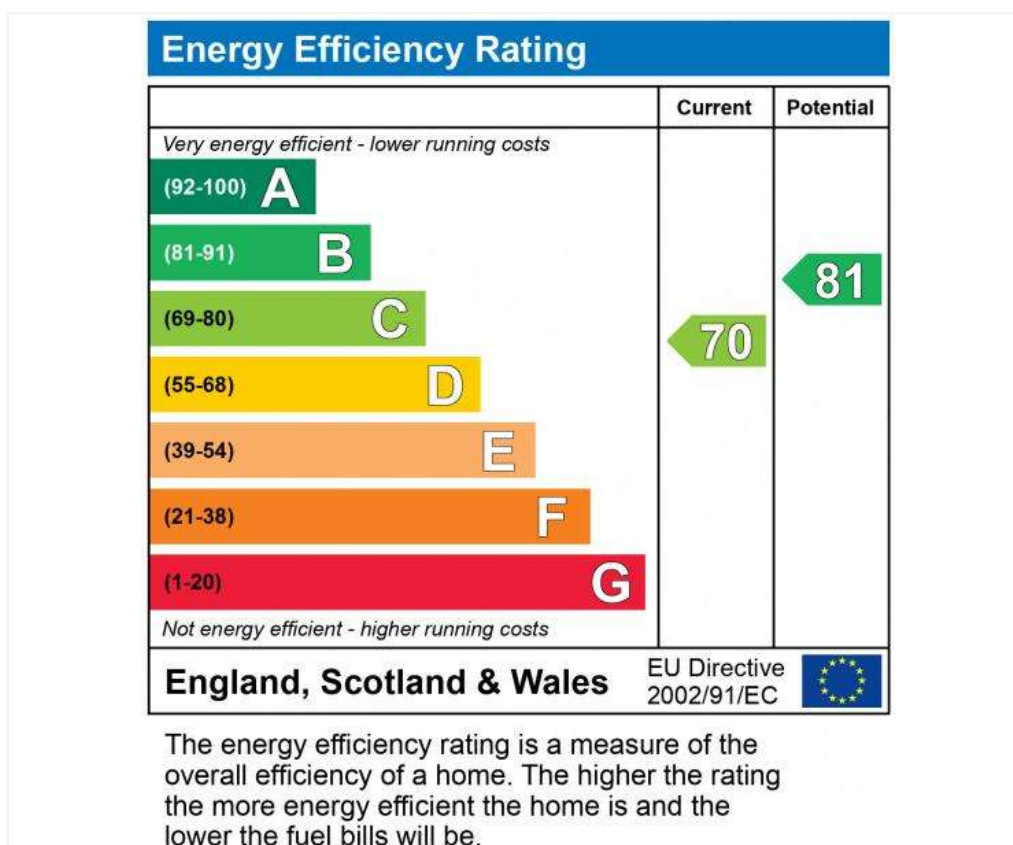


**Raised Ground floor**

( Ceiling height 3.26 m)

Warwick Avenue, W9

Gross Internal Area: 738 ft<sup>2</sup> ... 68.6 m<sup>2</sup>



**Tenure:** Leasehold

**Term:** Expires - 01/01/2172

**Service Charge:** £1,500 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

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