

Warwick Avenue

Maida Vale, W9

Asking Price £600,000

A well-proportioned two-bedroom apartment situated within an attractive period building on one of Little Venice's most sought-after residential avenues.

The property offers a bright and inviting reception room with excellent natural light and generous proportions, creating a comfortable space for both living and dining. The accommodation further comprises a separate fitted kitchen, two bedrooms and a bathroom, offering a practical and well-balanced layout throughout.

Set on Warwick Avenue, the apartment is superbly positioned for the cafés, restaurants and independent shops of Clifton Road, while the picturesque canals and waterside walks of Little Venice are moments away.

Excellent transport connections are provided by Warwick Avenue Underground Station (Bakerloo line), with Paddington also within easy reach for Elizabeth line, National Rail and Heathrow Express services.

The property would make an excellent home, pied-à-terre or investment in one of W9's most desirable locations.

CHESTERTONS









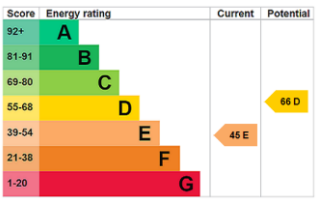
Warwick Avenue

Maida Vale, W9

- Top Floor
- Little Venice's most sought-after avenue
- Warwick Avenue Underground Station
- An attractive period building



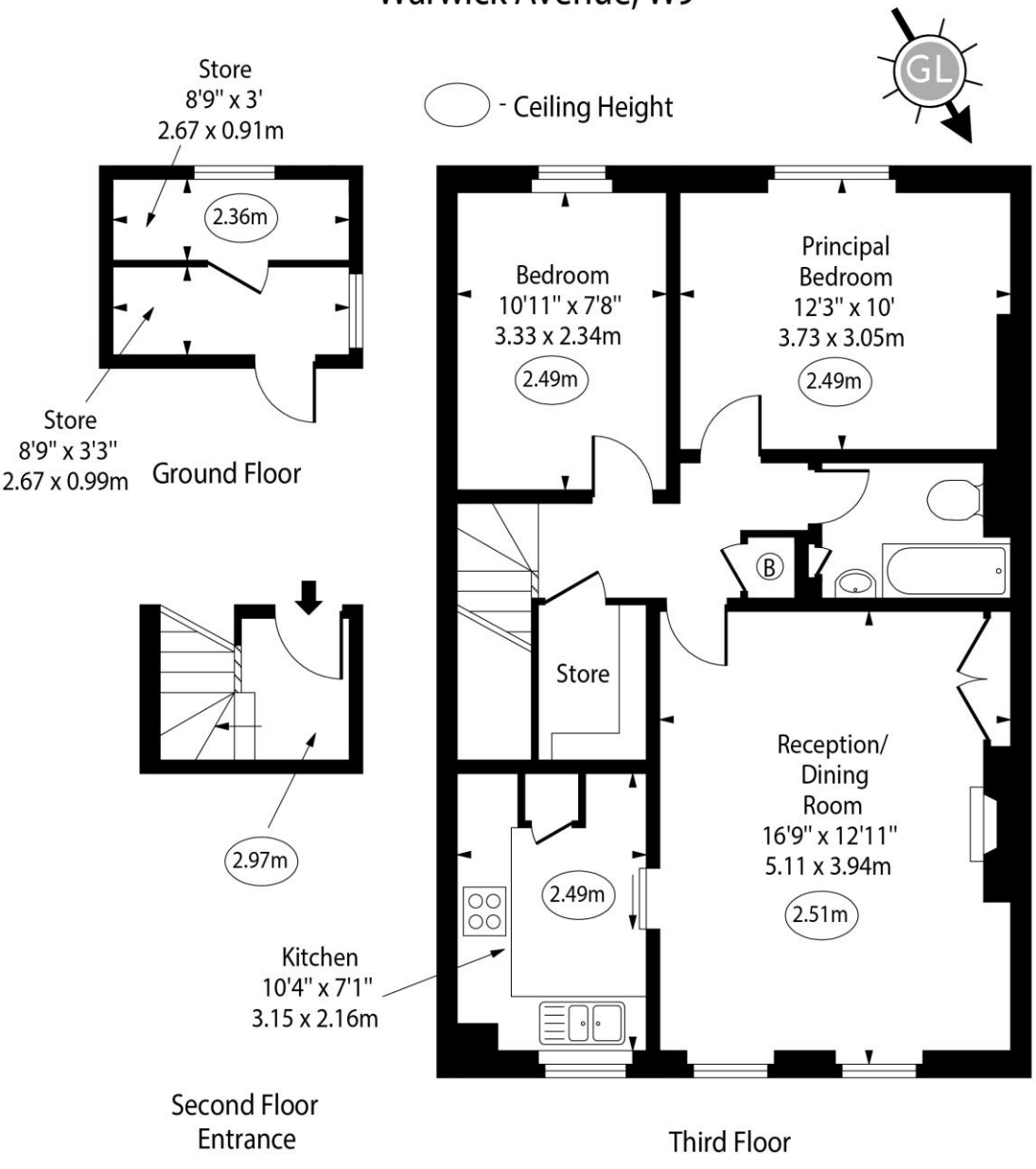
Tenure: Leasehold 85 years 5 months
Service Charge: £3,503.12 pa
Ground Rent: £10 pa
Local Authority: City Of Westminster
Council Tax Band: E



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Warwick Avenue, W9



Approx Gross Internal Area 695 Sq Ft - 64.57 Sq M

(Excluding Stores)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 032795M

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