

Formosa Street, Warwick Avenue W9



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A charming one bedroom apartment in the heart of Formosa Street, W9.

Set on the second floor of a charming period building on Formosa Street, this delightful one bedroom flat perfectly blends contemporary style and classic elegance. As you step inside, you are greeted by the warmth of beautifully crafted wood floors that flow seamlessly throughout the living space. The bespoke joinery, designed with meticulous attention to detail, provides functionality and sophistication, creating an inviting and practical living environment.



Asking price: £525,000

Tenure: Leasehold: approximately 152 years remaining

Service charge: £1,276.60 per annum. Please note, we have been unable to confirm the date of the next review. You or your advisors should make your own inquiries

Ground rent: £200 per annum, doubling every 30 years, next rise due December 2053

Local authority: City of Westminster

Council tax band: D





The bright and airy open-plan living area is perfect for both relaxation and entertaining. The modern kitchen is equipped with high-end appliances and custom cabinetry. The bedroom, cleverly designed with ample storage solutions, ensures a peaceful retreat from the bustle of city life. A well-appointed bathroom with sleek fittings completes this exceptional home.

Warwick Avenue Underground Station (Bakerloo Line) is conveniently close, offering direct connections to key destinations such as Paddington, Oxford Circus, and Piccadilly Circus. Maida Vale Underground Station (Bakerloo Line) is also nearby, further enhancing your connectivity. Several bus routes serve the area, ensuring that getting around is both easy and efficient.

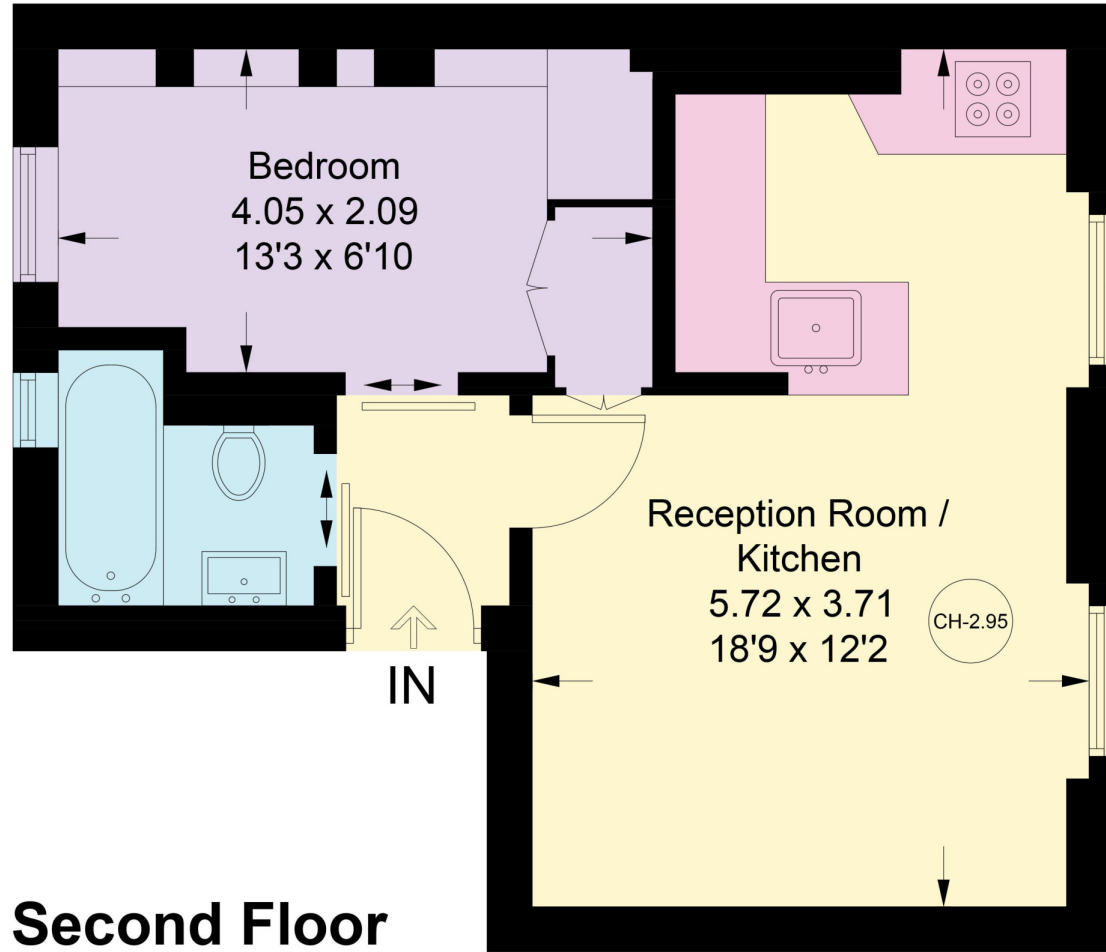




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Approximate Gross Internal Area = 32.4 sq m / 349 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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