

Warwick Avenue, Little Venice W9



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An outstanding one bedroom apartment situated on the first floor of a prominent white stucco-fronted Victorian house with a superb communal garden.

This spacious apartment, measuring approximately 595 sq ft, is well proportioned with an excellent bay fronted reception room and part open plan kitchen featuring floor to ceiling windows, 3.4m high ceilings and a mezzanine area for storage. The bedroom is set to the rear of the apartment, with attractive views over the communal garden.



Guide price: £700,000

Tenure: Share of freehold plus leasehold, approximately 999 years remaining

Service charge: £3,000 per annum, reviewed annually, next review due 2025

Local authority: City of Westminster

Council tax band: E

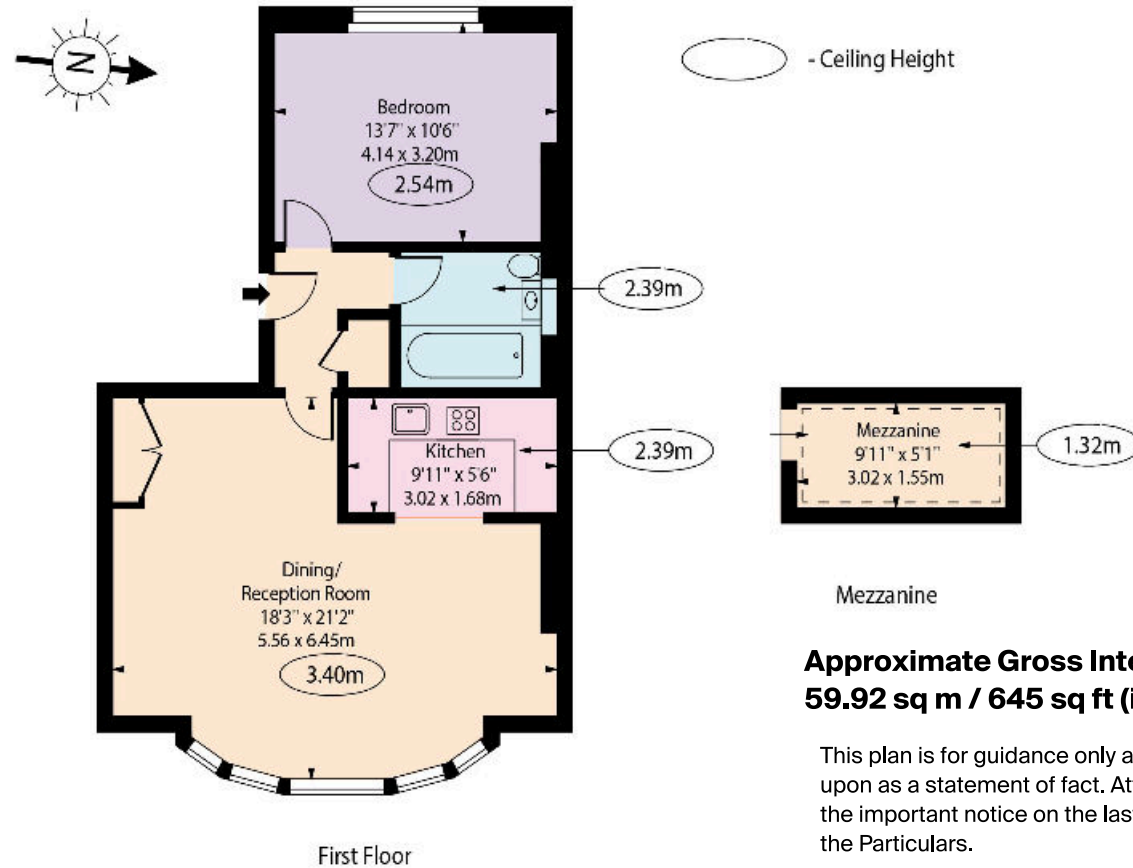


Little Venice is a picturesque location where the Grand Union and Regents Canals meet and is home to several waterside cafes, pubs and eateries. Warwick Avenue is a sought-after road in the heart of Little Venice; the property is located on the corner of Warwick Avenue and Clifton Villas, moments away from the array of local amenities in nearby Clifton Road and Formosa Street.

This location also features convenient proximity to transport links, including Warwick Avenue Underground Station (Bakerloo Line) and Paddington Station, for national connections.



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**Approximate Gross Internal Floor Area
59.92 sq m / 645 sq ft (including mezzanine)**

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.

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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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