



WARWICK AVENUE, LONDON, W9 £725,000 LEASEHOLD

Offered in excellent condition a two double bedroom top floor apartment (entrance on the second floor) located in the heart of Little Venice. The apartment forms part of an impressive converted Victorian house with use and views of extensive Communal Gardens. The apartment offers a wealth of natural light and has been designed to create well-proportioned accommodation with two double bedrooms, bathroom suite, spacious entrance hall and a large bright open plan kitchen reception room overlooking Warwick Avenue. The apartment is located within walking distance of all the local amenities offered by this fashionable area including the boutique shops cafes on Clifton Road (0.3 Miles), the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo Line). The exterior and interior of the building is currently undergoing a full refurbishment of which the cost will be covered by the current owner.

Two Double Bedrooms | Family Bathroom | Reception Room | Open Plan Kitchen/Reception | Leasehold

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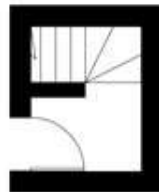
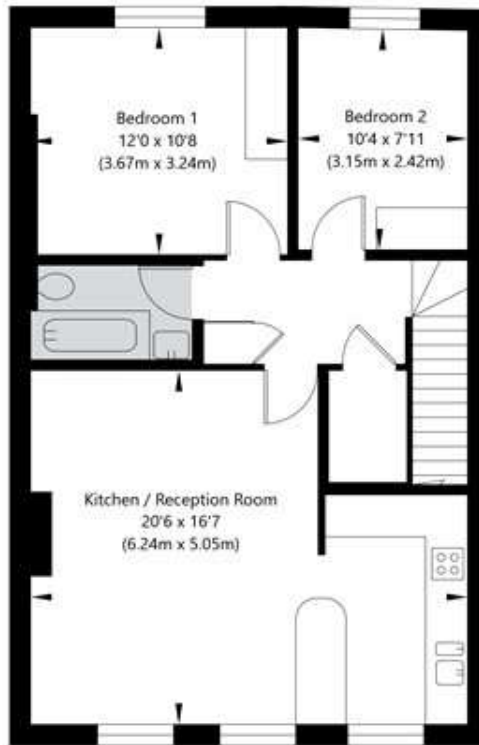
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Warwick Avenue, London W9 2PR

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.98 SQ M / 667 SQ FT



Second Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 3.27 SQ M / 35 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 65.25 SQ M / 702 SQ FT
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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Leasehold
Term: Expires - 01/01/2125
Service Charge: £3,774 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: E

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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