



## WARWICK AVENUE, LONDON, W9 £775,000 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 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 to the shops, restaurants and other amenities of Little Venice and it is within just 300 metres of Warwick Avenue Underground Station (Bakerloo line).

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

**Winkworth**

for every step...

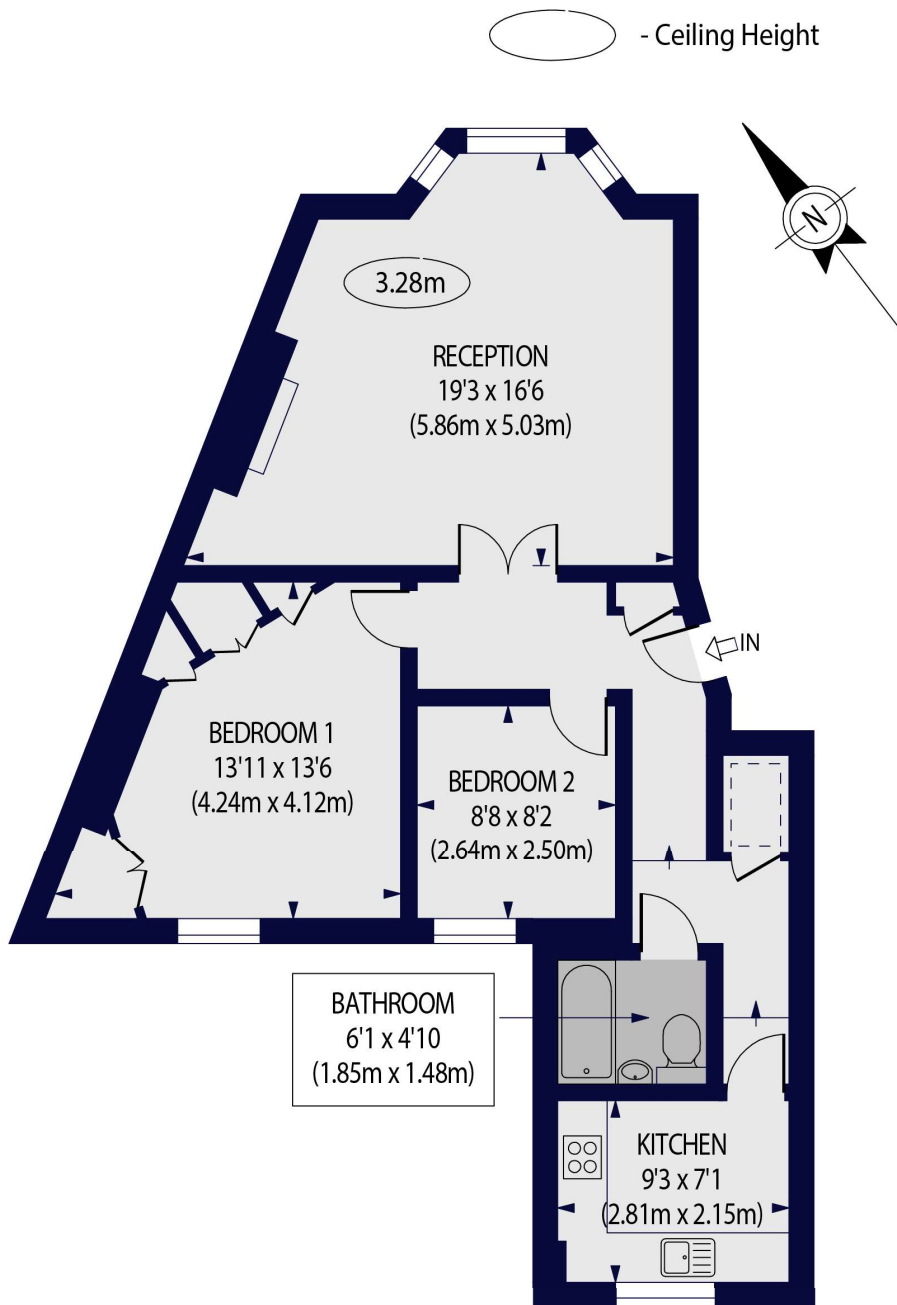
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# WARWICK AVENUE, W9 2PP

Approx. Gross Internal Floor Area 730 sq ft. / 68 sq.m

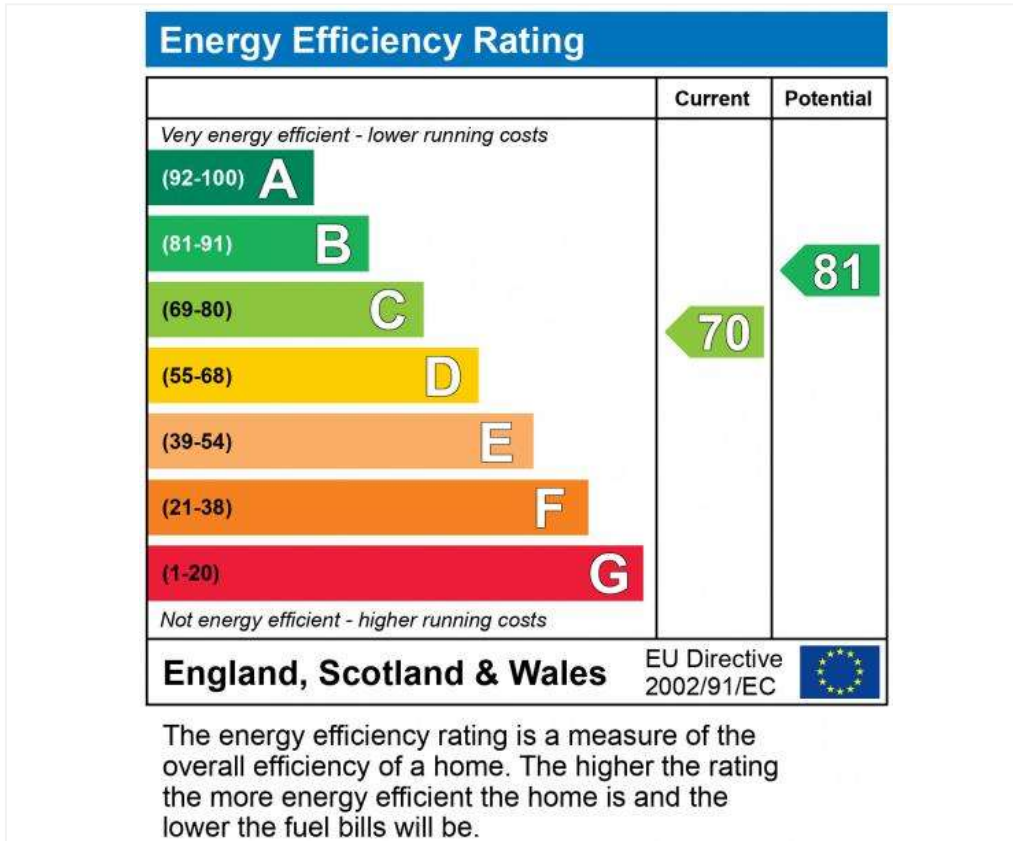


RAISED GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.45615

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**Tenure:** Leasehold

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

**Service Charge:** £1500 per annum

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

**Council Tax Band:** F

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