



WARWICK AVENUE, LONDON, W9 £1,450,000 SHARE OF FREEHOLD

A wonderful opportunity to purchase a two / three bedroom garden apartment spreading over two adjacent buildings (Approx. 1551 sq. ft.) located in the heart of Little Venice. The apartment is situated on the corner of Warwick Avenue and Formosa Street with unusually large frontage, close to the famous Regents Canal.

This beautifully presented apartment has undergone an extensive renovation programme by its current owners including kitchen/dining room extension, finished to an exacting standard with under floor heating . The apartment has been designed to create two large double bedroom suites and third bedroom used as a separate office/study area, reception room and a large kitchen/dining room with triple glazed double doors opening out onto a landscape private patio garden. The flooring is mainly marble slab with underfloor heating throughout which can be independently controlled in each room. The apartment benefits from plenty of natural light throughout the day with a private entrance and is located close to all the local amenities offered by this fashionable area including shops, cafes in Formosa Street, and the Underground at Warwick Avenue (Bakerloo line).

Principal Bedroom With En Suite Shower Room | Second Bedroom With En Suite Bathroom | Third Bedroom/Study/Office | Reception Room | Kitchen/Dining Room | Storage Room | Separate WC | Front, Side & Back Garden | Share of Freehold

View our virtual tour here: https://youtu.be/KIZFgmonz_g

Winkworth

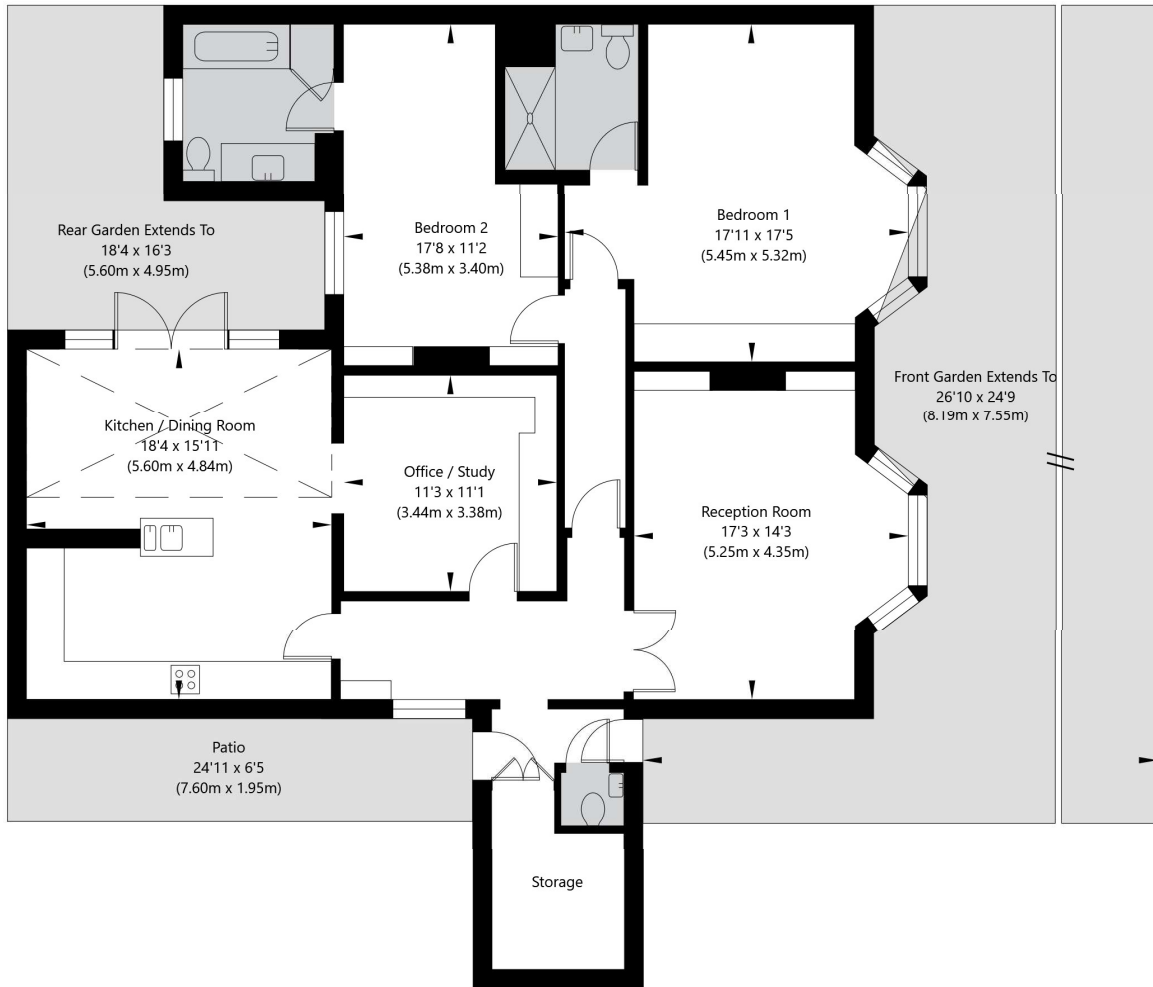
for every step...

winkworth.co.uk/maida-vale



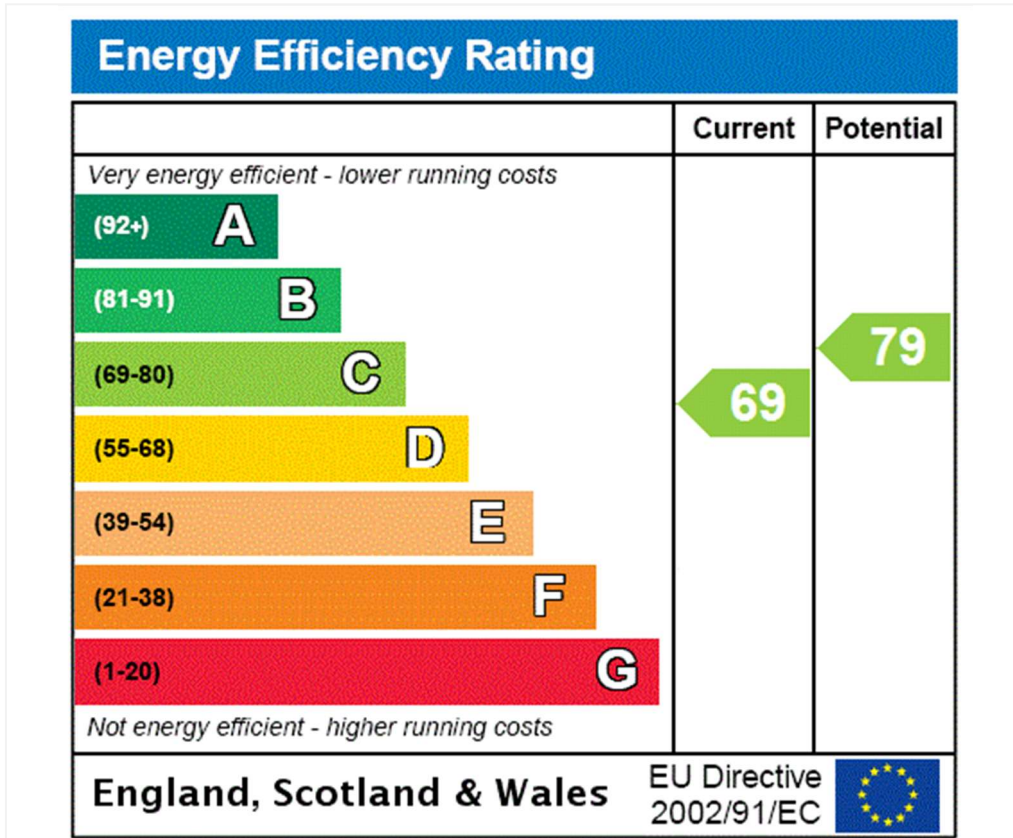
Warwick Avenue, London W9 2PP

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 144.09 SQ M / 1551 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 144.09 SQ M / 1551 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK



Tenure: Share of Freehold
Term: Expires - 24/06/2112
Service Charge: £1,440 per annum
Ground Rent: £0
Council Tax Band: G

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.