

## WARWICK AVENUE, W9 £495pw / £2,145pm FURNISHED

A spacious and contemporary one bedroom flat on one of Little Venice's sought-after roads. The property comprises an open-plan kitchen, living area, shower room and bedroom. The property is ideally located to local amenities on Formosa Street and is 400ft from Warwick Avenue Underground Station (Bakerloo line).

Double Bedroom I Shower Room I Open Plan Kitchen/Reception Room





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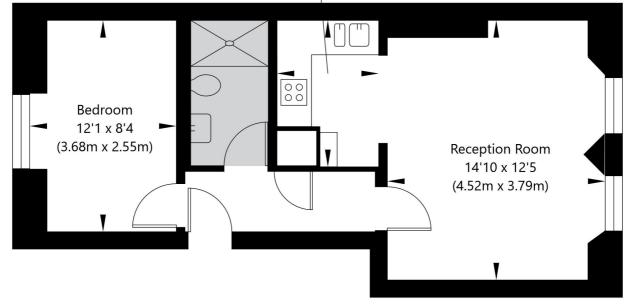


Warwick Avenue, London W9 2PR

Raised Ground Floor GROSS INTERNAL FLOOR AREA APPROX. 40.02 SQ M / 431 SQ FT



Kitchen 8'4 x 5'10 (2.55m x 1.77m)



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.02 SQ M / 431 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.

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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs 92-100			
81-91 <b>B</b>			00
69-80 C		76	<b>80</b>
55-68			
39-54			
21-38			
1-20	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E	* *

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