

**WARWICK AVENUE
LONDON
W9**



Bargets Estate Agents

EXQUISITE HOME OFFERING AN EXCEPTIONAL COMBINATION OF PERIOD ELEGANCE, CONTEMPORARY COMFORT AND AN ENVIABLE SETTING IN ONE OF LONDON'S MOST DESIRABLE LOCATIONS



An exquisite, interior-designed two-bedroom, two-bathroom apartment, superbly positioned on one of Maida Vale, Little Venice's most sought-after addresses.

Beautifully presented throughout, the apartment effortlessly combines elegant period character with sophisticated contemporary design and exceptional attention to detail. Impressive high ceilings, ornate cornicing and a beautiful fireplace provide a wealth of period charm, while large windows flood the interiors with natural light, creating a bright and refined living environment.

The accommodation comprises two well-proportioned bedrooms and two beautifully appointed bathrooms, together with stylish living and entertaining spaces finished to an exceptional standard. Underfloor heating adds a further level of comfort, while the considered interior design and quality finishes enhance the property's sense of elegance and refinement.

Perfectly located just moments from the picturesque canals and waterside surroundings of Little Venice, the apartment is within easy walking distance to a selection of independent boutiques, cafés, shops and restaurants.

Warwick Avenue Underground Station is also just moments away, providing excellent transport connections and convenient access into the heart of London.

Tenure: Leasehold 953 years remaining approximately, plus Share of freehold

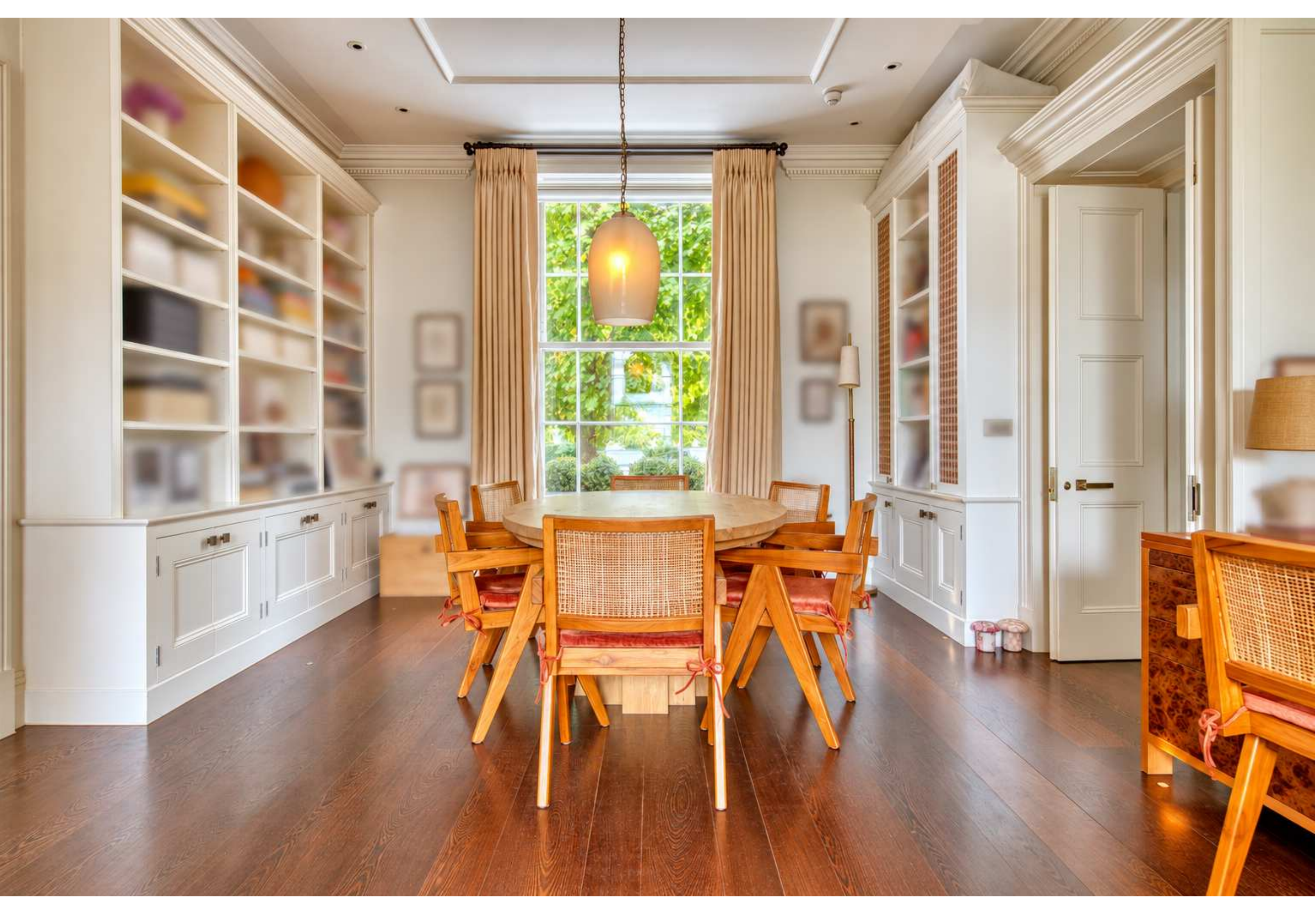
Ground rent: A peppercorn. Never reviewed.

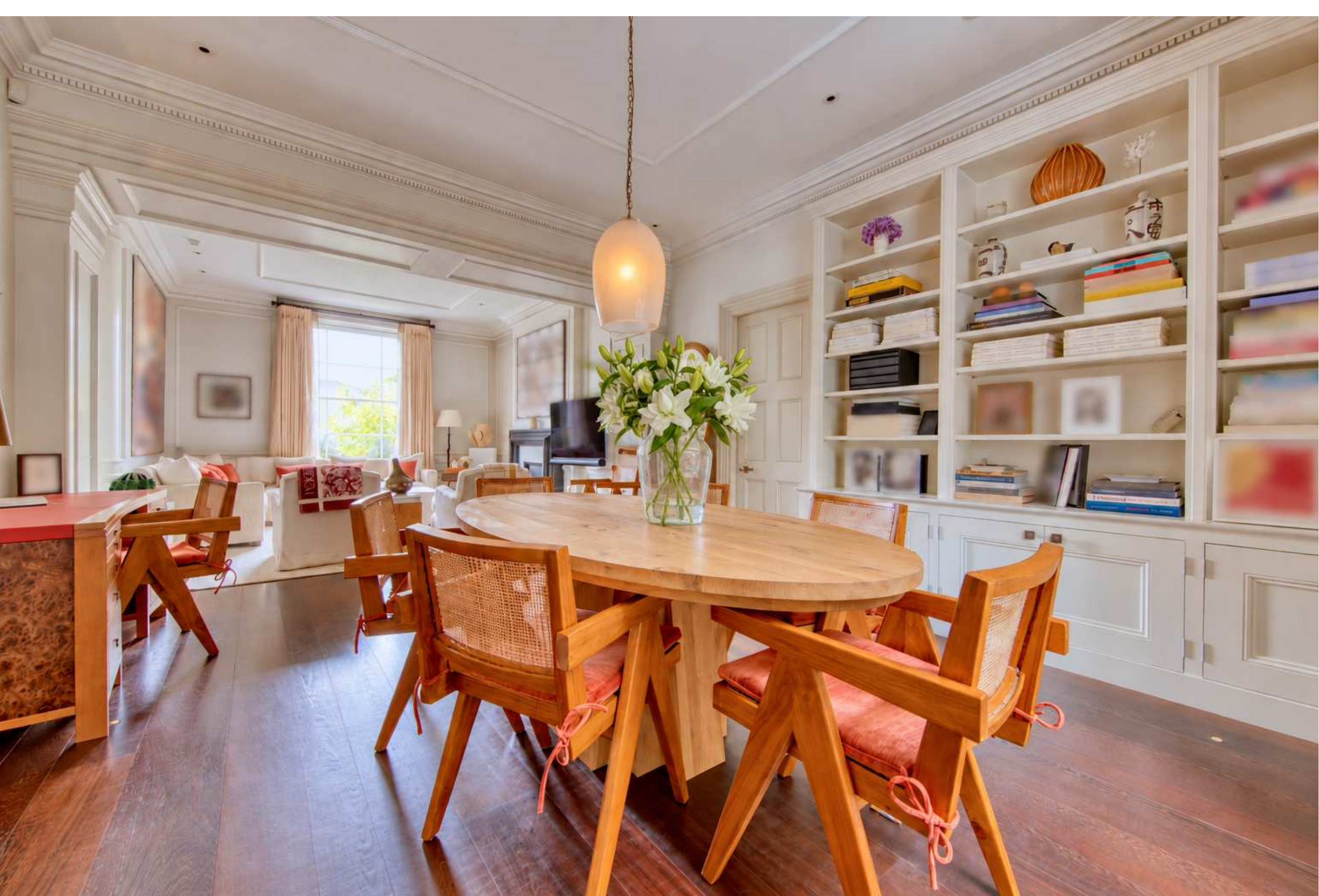
Service charge: £5,492.16 (budgeted), reviewed annually*

Asking Price: £2,350,000

**Entrance Hall : Reception Room : Dining Room : Kitchen : Principal Bedroom :
En-Suite Bathroom : Bedroom 2 / Dressing Room : Shower Room / Guest Cloakroom**







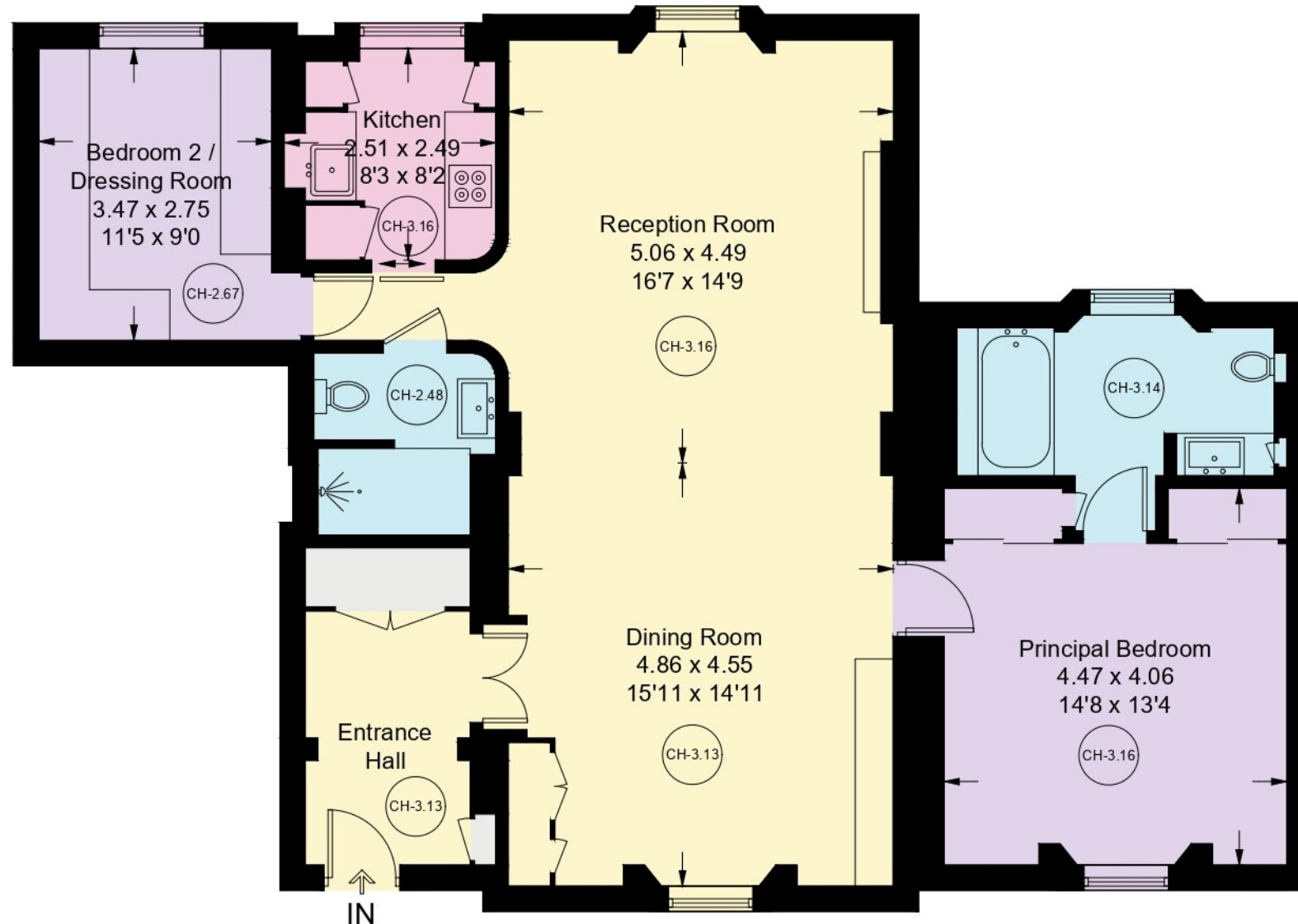






Warwick Avenue

Approximate Gross Internal Area = 107.0 sq m / 1149 sq ft



Upper Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335211)