



GRADE II LISTED SEMI DETACHED VILLA

16 WARWICK AVENUE, LITTLE VENICE, LONDON W2

ARLINGTON
RESIDENTIAL

A handsome stucco fronted Grade II Listed house located in the heart of Little Venice. The property is semi detached and double fronted, set back from Warwick Avenue behind a generous front walled garden and is offered in good condition overall.

The accommodation is arranged over 4 floors and just under 3,600sqft comprising 3 large reception rooms (2 with high ceilings and full height windows), 17' kitchen breakfast room leading to atrium dining room. Principal bedroom suite with ensuite shower room, 5 further bedrooms – some with views over The Regents Canal - and 3 further shower rooms/bathrooms. Guest cloakroom, utility room and store rooms.

Little Venice offers waterside cafes and restaurants, historic pubs and a good selection of private and preparatory schools. Warwick Avenue Underground Station (Bakerloo Line) is only 150 meters away, Paddington Station 0.6 miles.

EPC Rating - D

ACCOMMODATION AND AMENITIES

Large Entrance Hall, Two high ceilinged reception rooms with full height windows, Dining room, TV/Family Room, Kitchen Breakfast Room, Guest Cloakroom, Utility Room, Principal Bedroom Suite with Ensuite Shower Room, 5 Further Bedrooms, 3 Further Bathrooms/Shower Rooms, Store Rooms, Front Garden.

GUIDE PRICE £5,000,000 Subject To Contract

Tenure: Freehold

PRINCIPAL SELLING AGENT



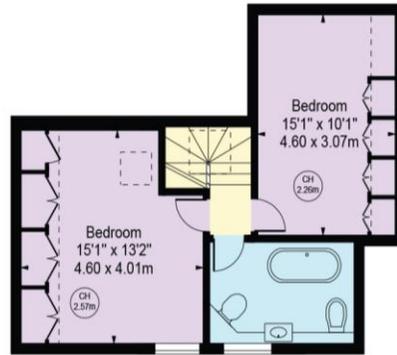






Warwick Avenue

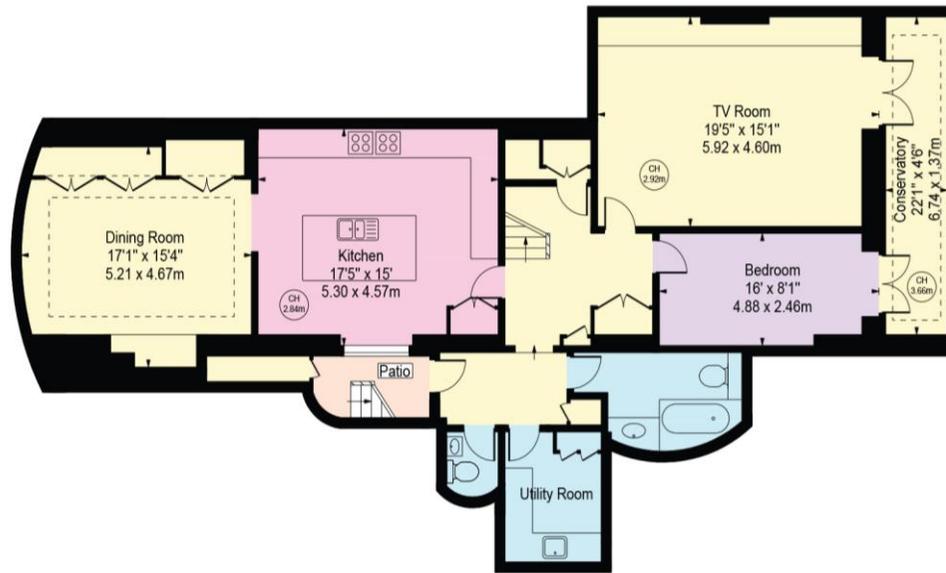
Approx. Total Internal Area 3585 Sq Ft - 333.06 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 3444 Sq Ft - 319.96 Sq M
 (Excluding Restricted Height Area)



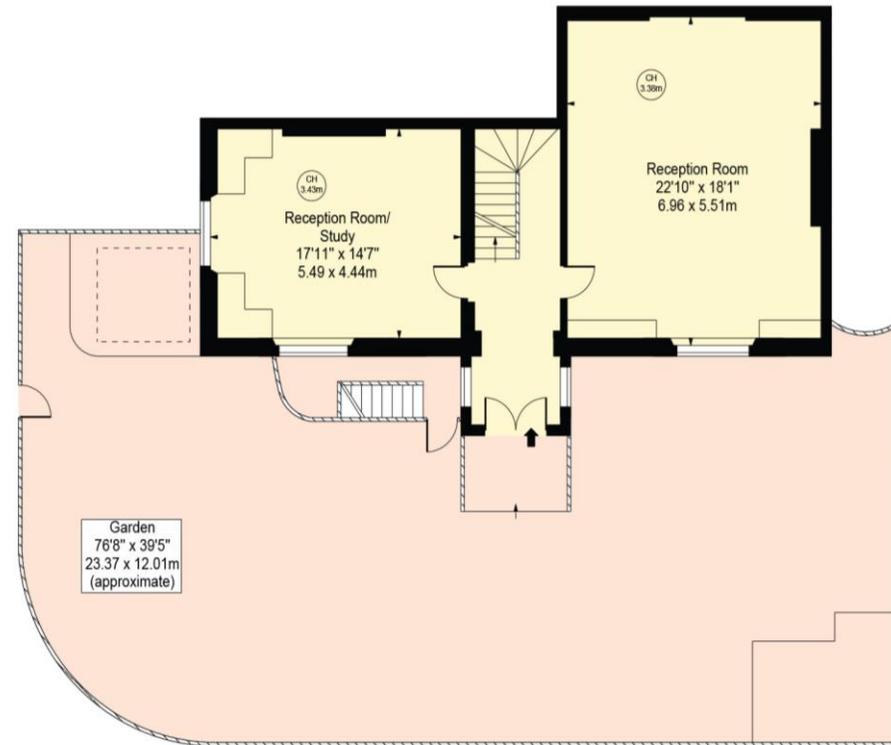
Second Floor



First Floor



Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.