

WARWICK AVENUE, LONDON W9 2PT



# WARWICK AVENUE, LONDON W9 2PT

This beautiful, traditional style duplex flat is situated in an elegant white stucco building in the heart of Little Venice, is available to rent. Measuring 2,280sqft (211sqm), the flat is approached via its own private courtyard entrance and comprises a large double aspect reception room with separate dining area. The flat also comprises three double bedrooms and two stylish bathrooms one of which is en-suite.

Little Venice is a sought after location in W9 with many of the properties located in this particular section of Maida Vale benefiting from and having access to the manicured residents communal garden and tennis court. The flat is located right by Warwick Avenue (Bakerloo line) tube station and is within a few minute's walk of picturesque Regents Canal Basin and the local amenities of Formosa Street.

- LARGE RECEPTION ROOM • SEPERATE DINING ROOM • THREE BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • PRIVATE ENTRANCE • PRIVATE TERRACE

EPC Rating: Council Tax Band: H

**£2,885 PER WEEK**

**UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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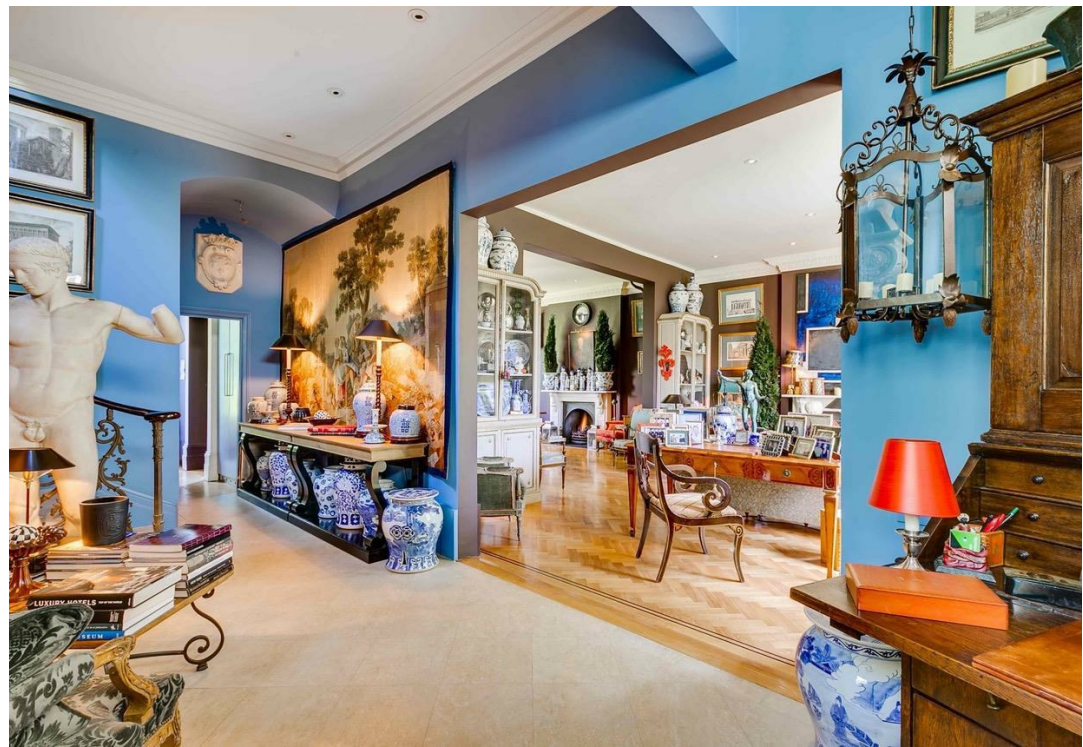


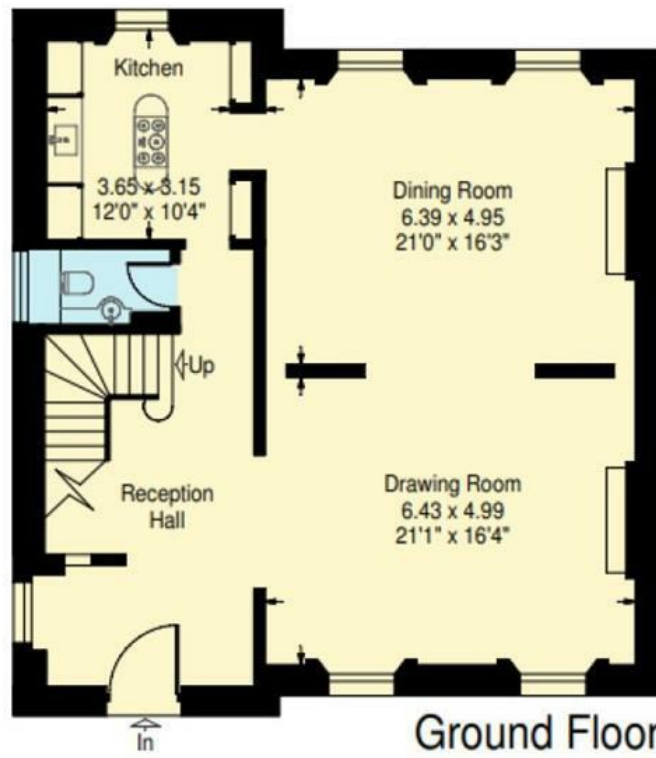




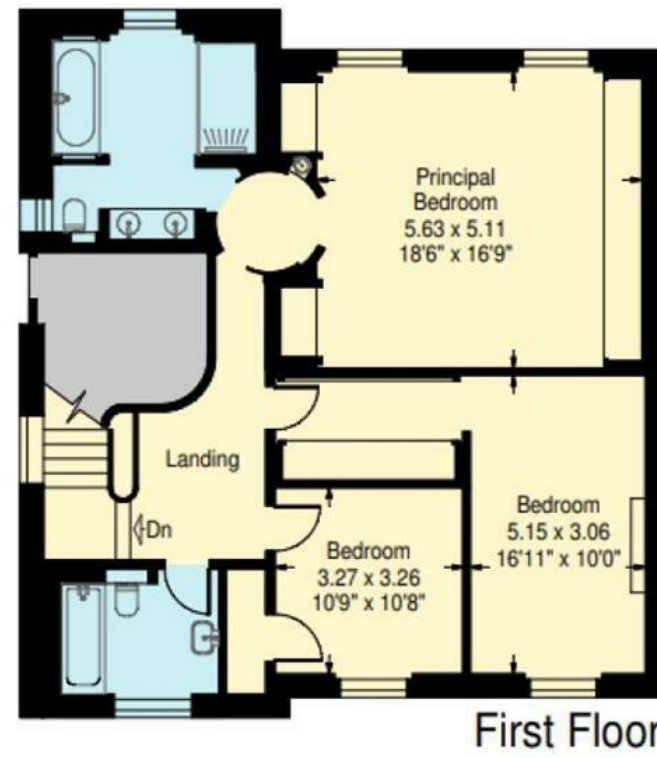








Ground Floor



First Floor

42 Warwick Avenue,  
London W9

Approximate Gross Internal Area:  
211.9 sq.m / 2280 sq.ft  
(not including access to upper floors)

Not to Scale  
Survey Date - February 2017

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

This plan is for guidance only and must  
not be relied upon as a statement of fact.

