WARWICK AVENUE, LONDON W9 2PT

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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 Fees Act 2019

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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ALNWICK CAST

NEW YORK

LUXURY HOTELS

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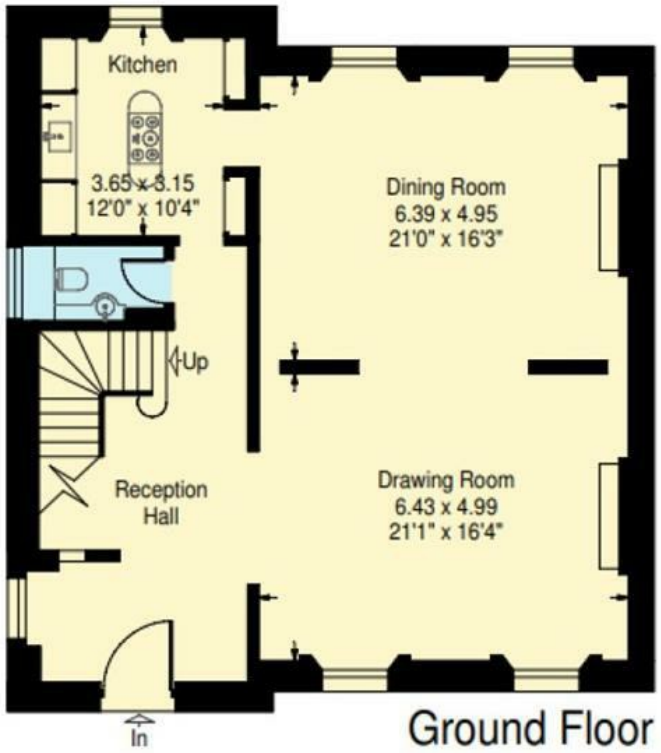
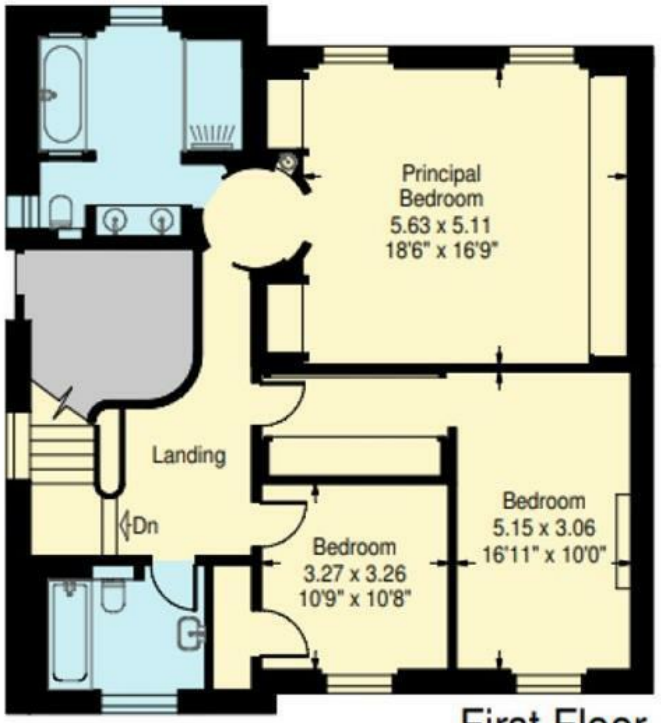


Ground Floor



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