

WARWICK AVENUE, MAIDA VALE W9 2PP



# WARWICK AVENUE, MAIDA VALE W9 2PP

A deceptively spacious and well presented modern townhouse in Little Venice (187 sqm / 2,013 sq ft) arranged over four floors, and providing off street parking and a private rear garden.

This family-sized house offers flexibly arranged accommodation, either as four or five bedrooms There is a good size kitchen/breakfast room that opens onto a decked terrace and rear garden.

The house is located within a short walk of the picturesque Regents Canal in Little Venice. Local village shops and cafés at Formosa Street are within 250 metres. The nearest tube station is Warwick Avenue Bakerloo line (0.2 miles) whilst Paddington mainline and underground stations are approximately half a mile away.

- 5 BEDROOMS • 4 BATHROOMS • RECEPTION ROOM • KITCHEN/DINER • PRIVATE REAR GARDEN • OFF STREET PARKING • PET FRIENDLY • CLOSE TO TUBE STATION

EPC Rating: C Council Tax Band: G

**£1,950 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

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## Warwick Avenue, W9

Gross internal area (approx)

187 sq.m (2013 sq.ft)

For Identification Only. Not To Scale.



Ground Floor



Third Floor



First Floor



Second Floor