

89, WARWICK AVENUE, LONDON W9 2PP



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A delightful 4 bedroomed modern townhouse with parking for two cars and a rear decked garden offering great value in an excellent location close to the amenities of Little Venice.

The house, over four floors, is deceptively spacious at 2,041 sq ft / 190 sq m and would make a lovely family home. Accommodation includes four good size bedrooms, a double reception room, eat-in kitchen and a study,

Warwick Avenue Bakerloo line tube station is within a few minutes' walk (0.2 miles) as are the shops and cafes of Formosa Street and Clifton Road.

- 4 Bedrooms and 4 Bathrooms (3 en suite) • Double Reception Room • Home Office • Kitchen/Breakfast Room • Private Rear Garden with Decked Patio • Off Street Parking for two cars • Pets Allowed

EPC Rating: G Council Tax Band: G

£1,750 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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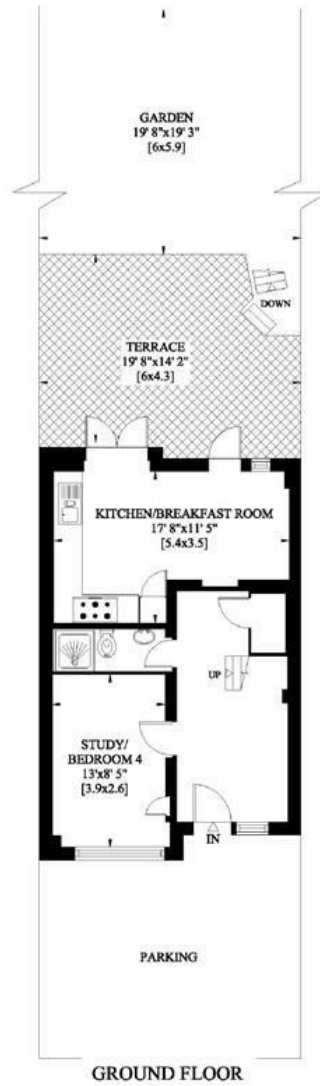




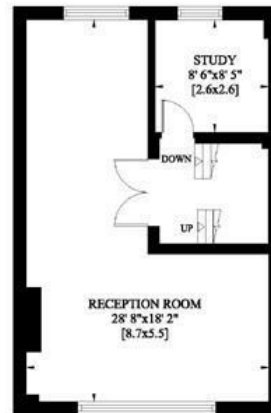


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LONDON W9

Gross Internal Area : 182 Sq. metres
1960 Sq. feet



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR