

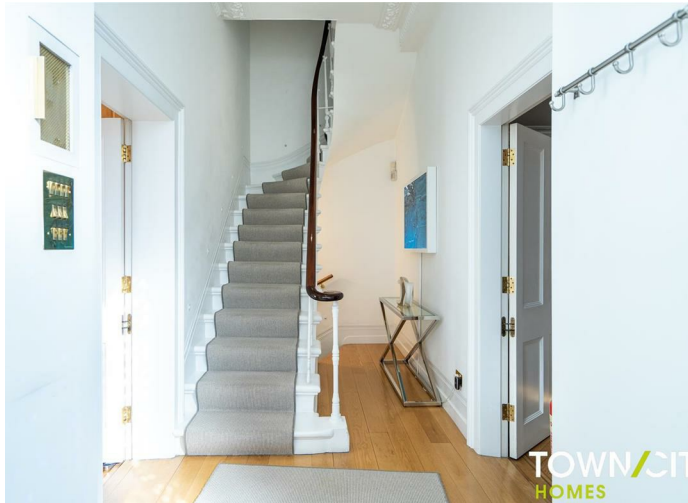


Warwick Avenue, London, W2 1XB
Asking price £5,500,000

TOWN/CITY



What an amazing Regency property spanning over four floors with 3546 sq ft of family space. and set in the heart of Little Venice with views over Regents Canal. There is plenty of room to entertain with four separate receptions and six bedroom with four bathrooms. Take a look around with our video tour and then call Town and City Homes to find out more.



TOWN/CITY
HOMES

Stunning Family Home!

Little Venice is a prime district in West London with its beautiful canals and waterways. It can be found just to the north of Paddington. Positioned where the Grand Union and Regent's canals meet, this picturesque neighbourhood is home to quirky waterside cafes, cosy pubs and charming restaurants

Living her will allow you to explore Regent's Canal, which starts from Little Venice and ends in the Docklands, passing the likes of ZSL London Zoo and Camden Town. Walk downstream past the elegant Regency streets of Maida Vale and on to Regent's Park and Camden, or follow this peaceful corridor upstream to the west and enjoy the tranquility of the canals.

Little Venice also boasts some of the most interesting independent theatre venues in London. Sports fans will also be pleased as the Lord's Cricket Ground is within easy reach.

Closest stations being Paddington (Bakerloo Line) or Warwick Avenue, Edgware Rd Underground. Easy access to Heathrow is from Paddington Station.

Viewing is Highly Recommended to appreciate this fabulous home to call Town and City Homes to find out more.

Entrance Hall

Reception Room 22'5 x 18' (6.83m x 5.49m)

Reception Room Two 17'8 x 14'7 (5.38m x 4.45m)

Lower Ground Floor

Kitchen 17'6 x 14'4 (5.33m x 4.37m)

Dining Room 15'9 x 14'6 (4.80m x 4.42m)

W/C

Reception Room Three 18'2 x 14'4 (5.54m x 4.37m)

Conservatory 21'4 x 4'9 (6.50m x 1.45m)

Bedroom 16' x 7'9 (4.88m x 2.36m)

Bathroom

Utility

First Floor

Main Bedroom 18' x 15'1 (5.49m x 4.60m)

Ensuite

Bedroom Two 14'3 x 11' (4.34m x 3.35m)

Bedroom Three 12'7 x 10'3 (3.84m x 3.12m)

Bathroom

Second Floor

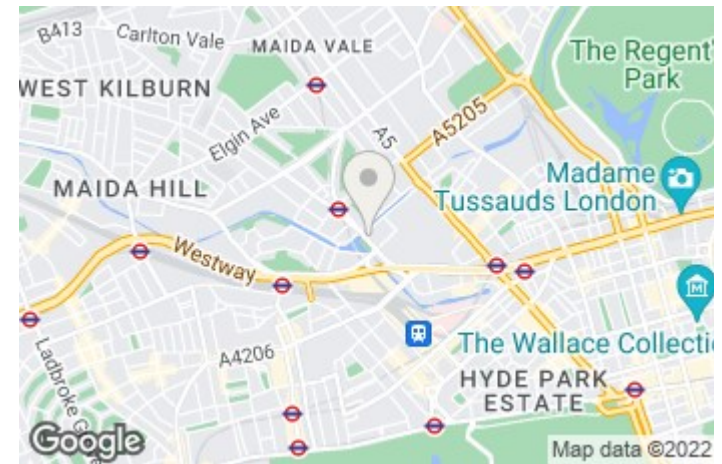
Bedroom Four 14'10 x 13'5 (4.52m x 4.09m)

Bedroom Five 14'11 x 9'11 (4.55m x 3.02m)

Bathroom

Mezzanine 11'3 x 5'6 (3.43m x 1.68m)

Garden 76'6 x 24'5 (23.32m x 7.44m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

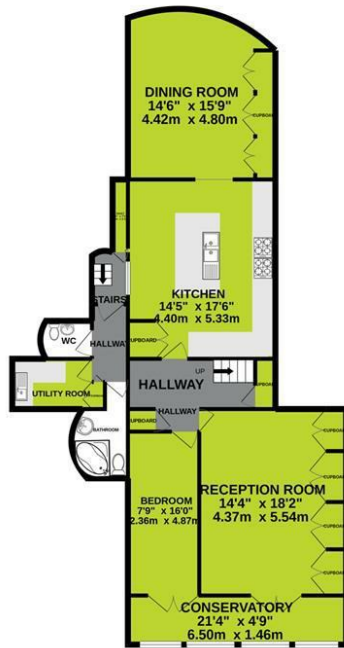
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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BASEMENT
1410 sq.ft. (131.0 sq.m.) approx.



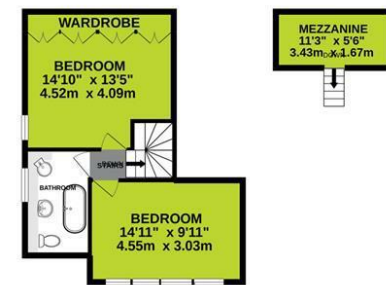
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 3546sq.ft. (329.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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