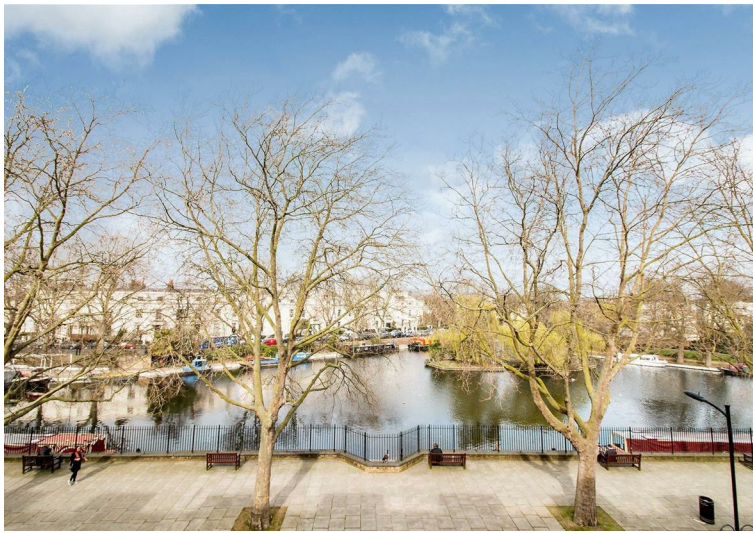




Warwick Crescent, Little Venice, W2 £425,000 Subject to contract

Ideally located near to Warwick Avenue station we are delighted to offer a one bedroom apartment situated on the ground floor of a sought after block with communal gardens. Presented in good condition throughout, the apartment boasts a bright reception room with direct access to a private patio which leads onto the well maintained communal gardens, a fully fitted open plan kitchen, double bedroom with a fitted wardrobe and a family bathroom. The apartment is very well located directly opposite Regents Canal and moments from numerous amenities, cafe's and bars, whilst being within easy reach of the shops and fashionable cafes of Clifton Road. Situated moments from Warwick Avenue Underground (Bakerloo Line) and numerous buses including Warwick Avenue (Stop H - 6, 46, 187 and 414 to Park Royal, Willesden, Lancaster Gate and Maida Vale. Please note this flat is currently tenanted and immediate vacant possession may not be available.



Warwick Crescent

Approx. Gross Internal Area 379 sq ft / 35.2 sq m



For illustration purposes only - not to scale

Property Overview

Location	Little Venice, W2
Price	Asking Price £425,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	C
Current Ground Rent	Approx £10 per annum
Service Charge	Approx £360 per annum
Term	Approx 177 years remaining

Key Features

- One Bedroom
- Private Entrance
- Open Plan Kitchen
- Chain Free
- Private Patio
- Communal Gardens
- Opposite Regents Canal
- Wooden Floors



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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



Environmental Impact (CO₂) 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



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

