



Warwick Avenue | London | W9

Asking price £650,000 | Share of Freehold

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ADN
RESIDENTIAL

An exceptional, recently refurbished one-bedroom apartment occupying the raised ground floor of an elegant period building on one of Little Venice's most prestigious addresses.

Finished to an excellent standard throughout, the apartment combines impressive 3.2m ceiling heights with refined contemporary interiors and beautiful wooden flooring. The accommodation comprises a bright and stylish bay-fronted reception room with a sleek open-plan kitchen and breakfast bar, a generous principal bedroom with bespoke built-in storage, and a beautifully appointed modern shower room.

Ideally positioned for the very best of Little Venice, the property is approximately 0.2 miles from Warwick Avenue Underground Station (Bakerloo Line) and around 0.2 miles from the boutiques, cafés and restaurants of Clifton Road, offering an outstanding balance of elegant residential living and excellent connectivity to central London.

- High Specification
- Open Plan Kitchen / Reception
- Shower Room
- Prime Location
- One Bedroom
- Principal Bedroom
- 3.2m Ceilings
- Permit Parking

Council Tax Band: E
EPC: D

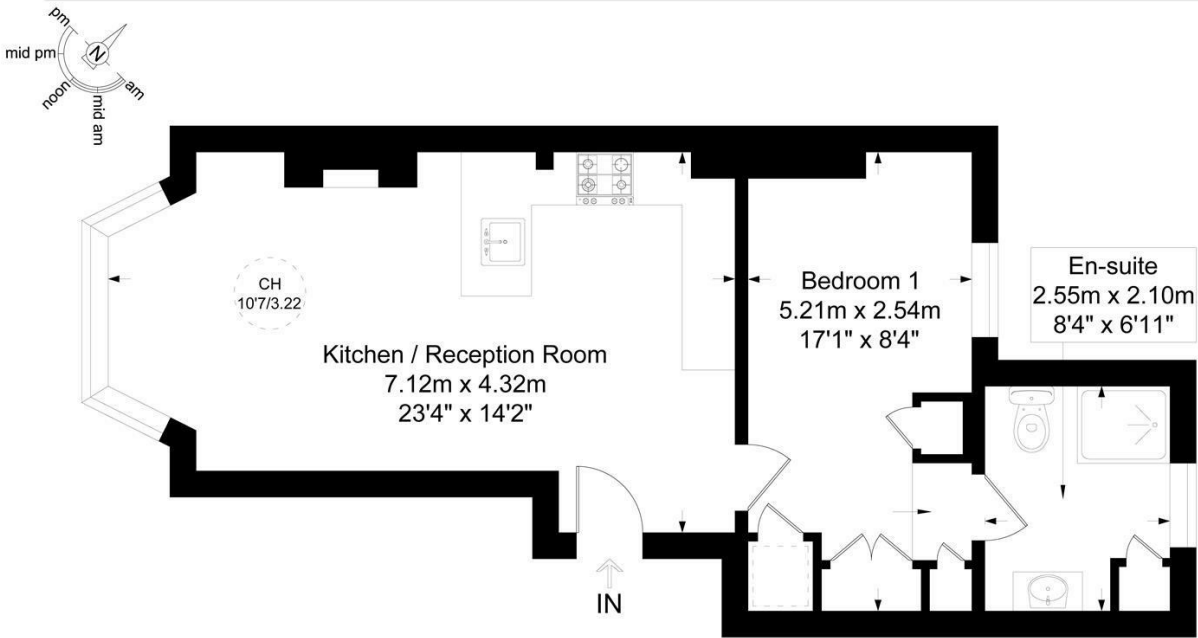






Warwick Avenue, W9

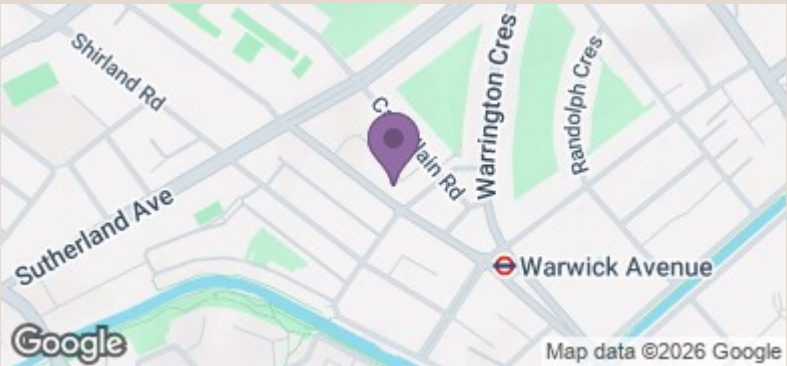
Approximate Gross Internal Area = 530 sq ft / 49.2 sq m



Raised Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		66	79
		EU Directive 2002/91/EC	

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