



WARWICK AVENUE

LITTLE VENICE, W9

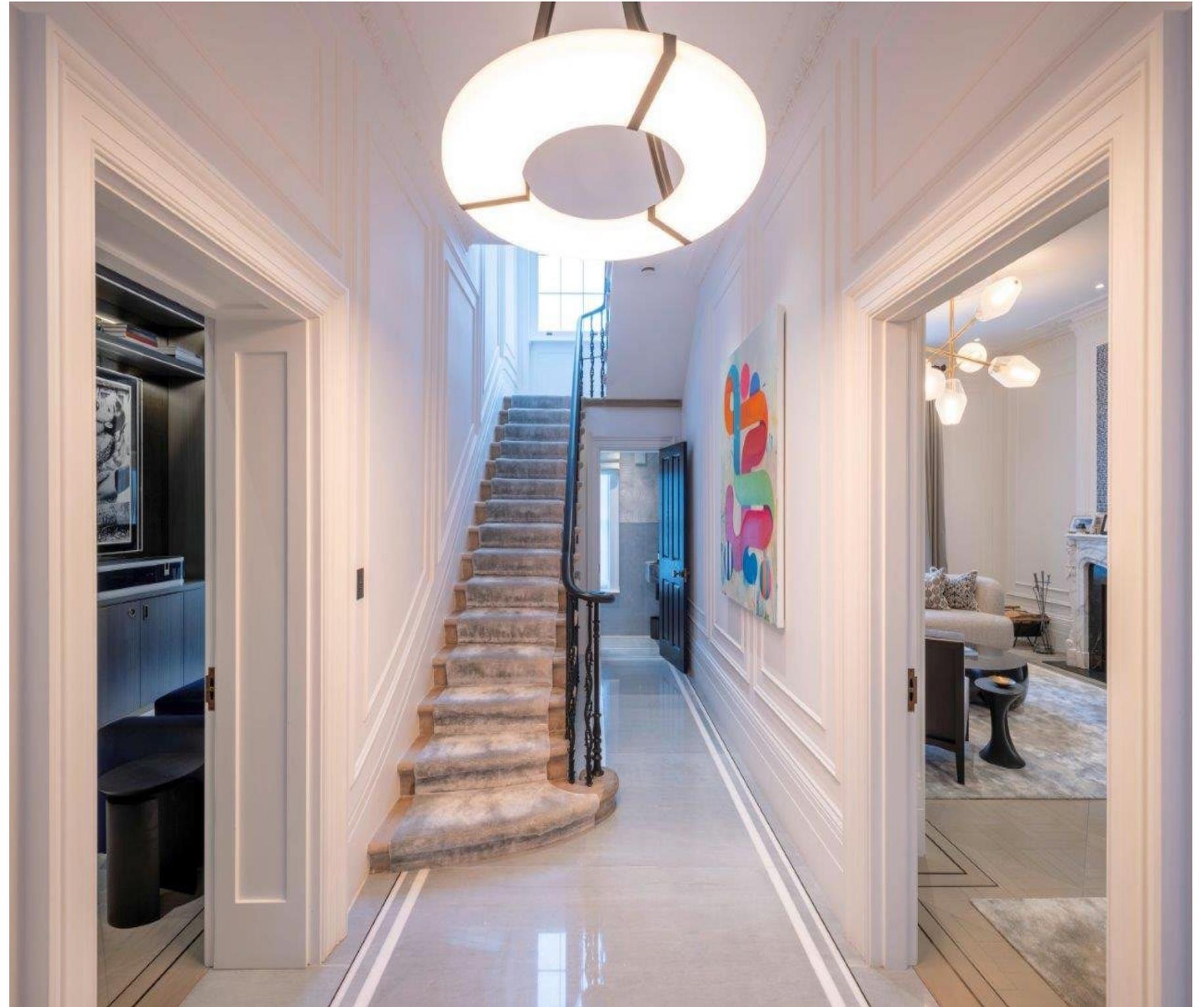
WARWICK AVENUE

LITTLE VENICE, W9

A meticulously refurbished Grade II listed home (4489 sq ft/417.03 sq m) benefitting from off street parking for 2/3 cars, a delightful 72ft west facing garden, patio area and terrace.

The home is in immaculate condition throughout and retains many of its original features with high ceilings and extremely well planned accommodation.

Warwick Avenue is situated within walking distance of the shops and restaurants in Clifton Road and Warwick Avenue Tube Station (Bakerloo Line).

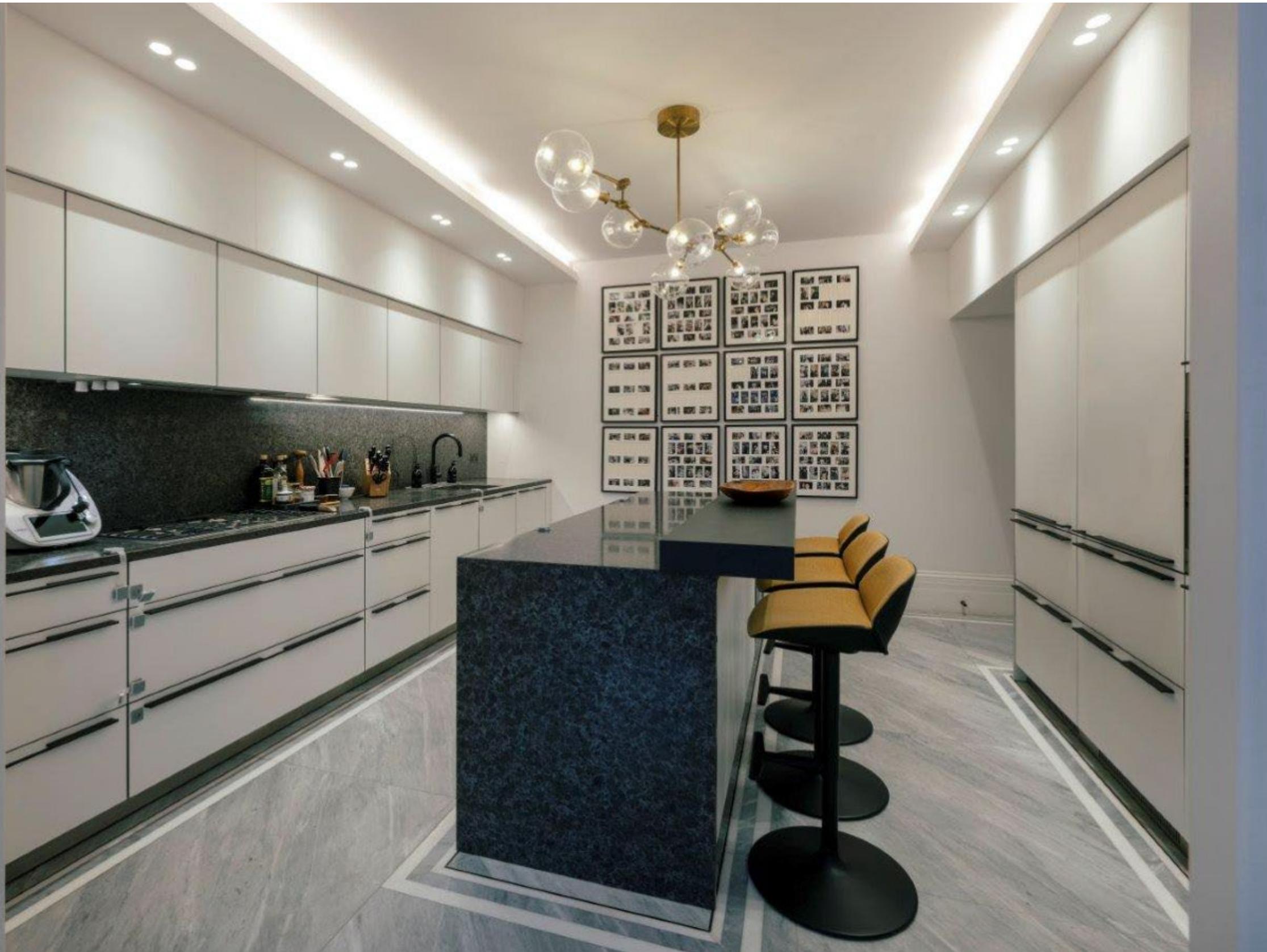






TONIGHT
WE MAKE
HISTORY

W. HOFFMANN



ACCOMODATION

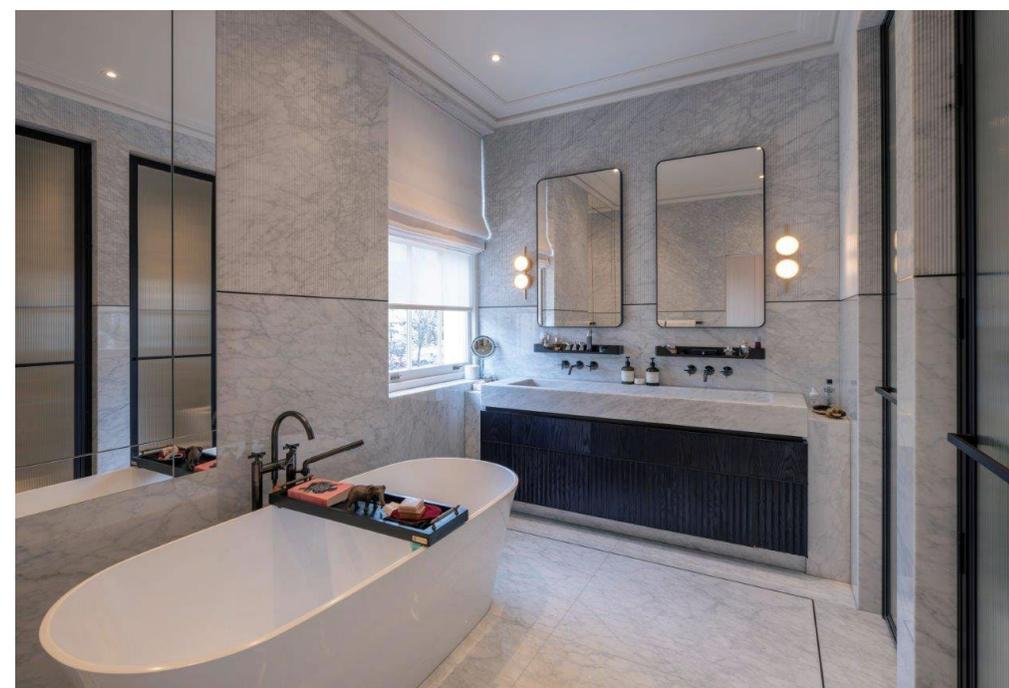
- Principal Bedroom with Large Dressing Room and En-Suite Bathroom
- 4 further bedrooms (2 En-Suite)
- Family Bathroom
- Staff Bedroom 6 with En-suite Shower Room
- Double Length Drawing Room
- Library / TV Room
- Study
- Kitchen/Breakfast Room
- Dining Room
- Conservatory / Family Room
- Guest Cloakroom
- Utility Room

AMENITIES

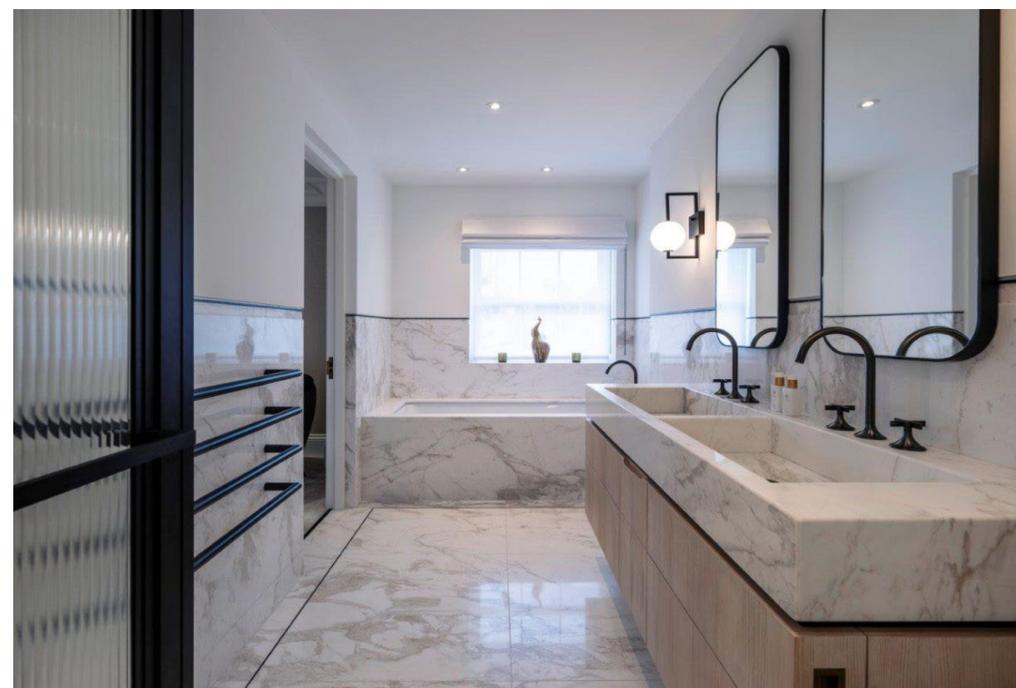
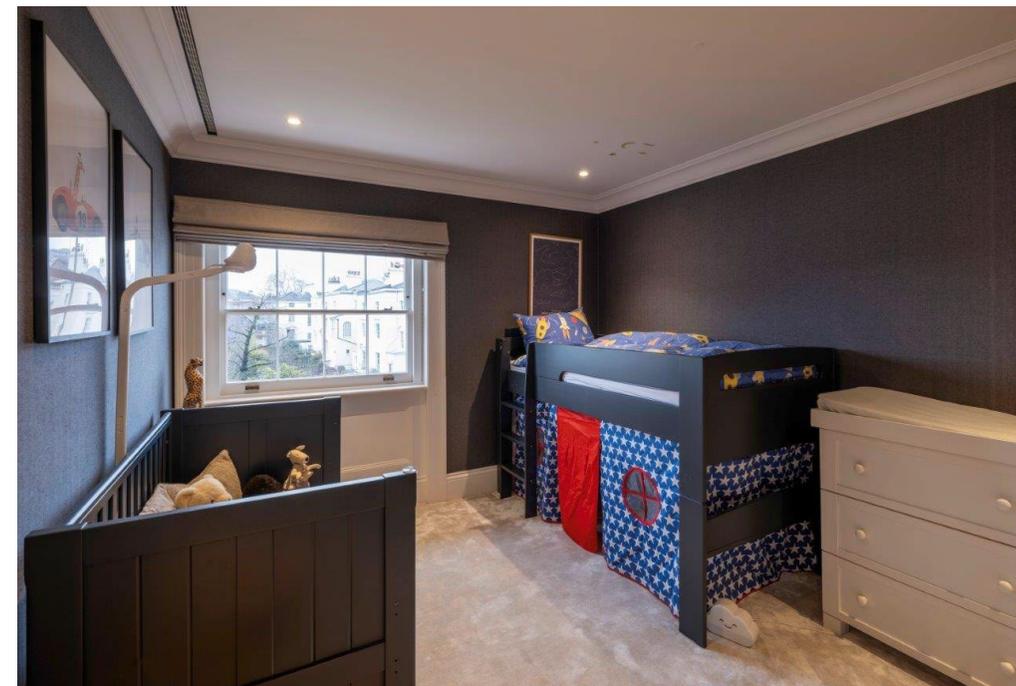
- Secure Gated Off-Street Parking for 2/3 cars
- 72ft Southwest Facing Landscaped Rear Garden
- Roof Terrace
- Partial Air Conditioning
- Wine Cellar for 500 Bottles
- Storage Vault
- Garden Storage





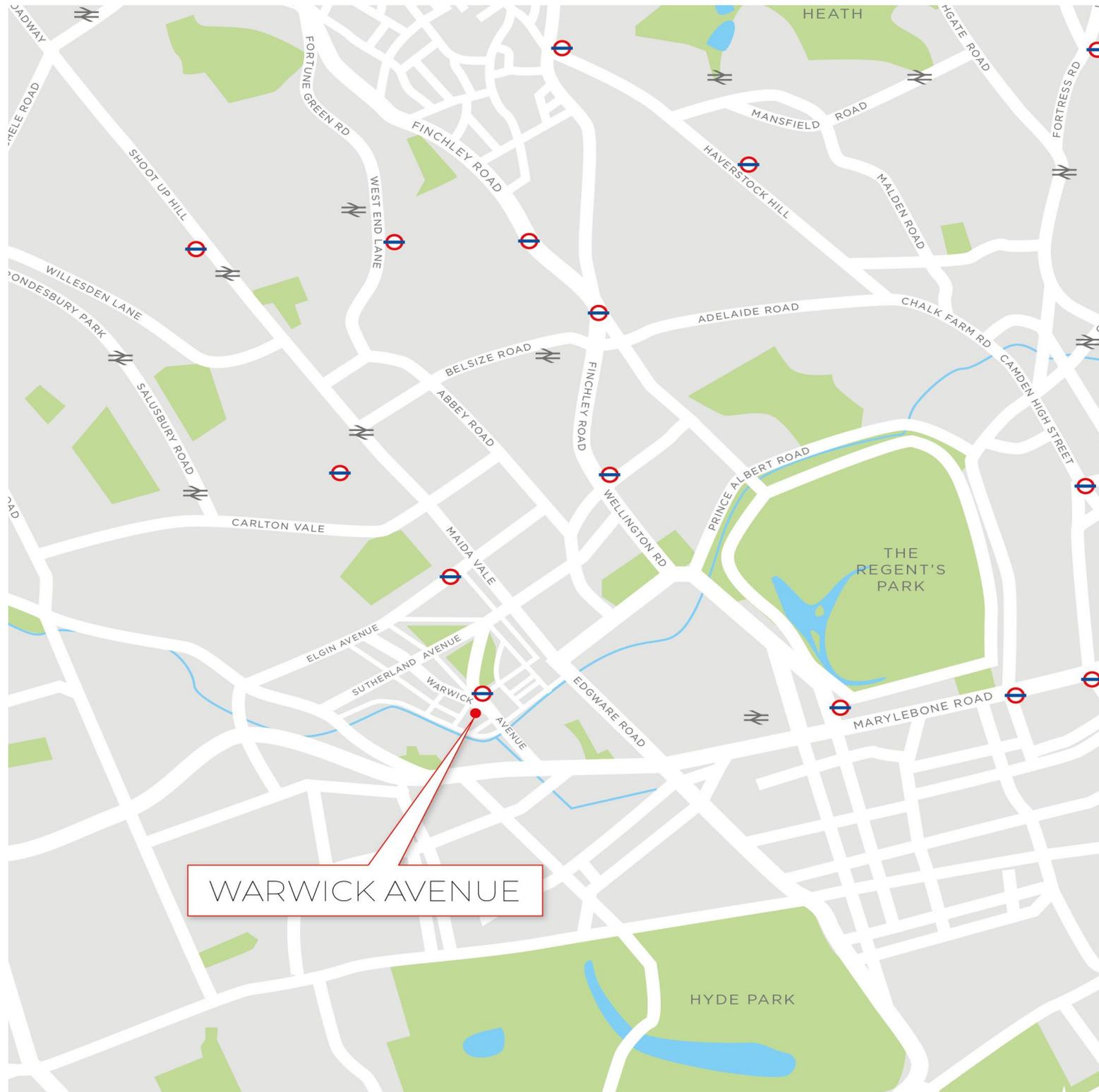












Warwick Avenue,
Little Venice, W9
Approximate gross internal area
417.03 sq m / 4489 sq ft
(Including Loft, Vault & Wine Cellar)
Loft
33.54 sq m / 361 sq ft
Vault & Wine Cellar
12.08 sq m / 130 sq ft

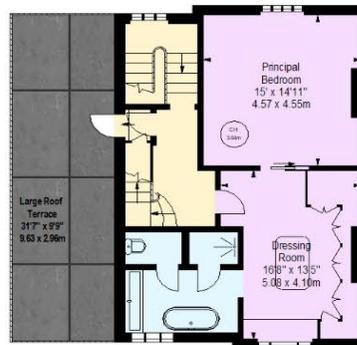


Lower Ground Floor

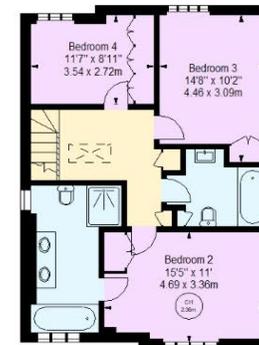
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second Floor



Loft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

FREEHOLD
COUNCIL TAX: G
EPC: D

ASKING PRICE: £11,750,000

SOLE AGENT

ASTON CHASE

enquiries@astonchase.com
+44 (0) 20 7724 4724

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.