



*Edgware Road, London, W2 1TH*  
*Offers In Excess Of £500,000 Leasehold*

**B**  
BRAITHWAIT



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A bright and newly renovated two-bedroom flat on the first floor of a Victorian building, ideally located near the corner of Maida Avenue and Edgware Road.

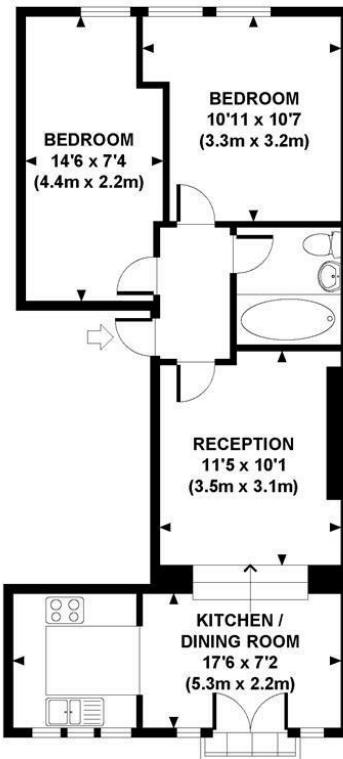
Enjoy stunning views over the Little Venice canal from the Juliet balcony and the 17'6" south-west-facing kitchen/dining room. Steps lead up to a generous reception room that separates the two spacious double bedrooms. The flat also features a contemporary tiled bathroom and comes with a long lease.

Conveniently located close to Warwick Avenue and Edgware Road tube stations, as well as the charming shops and cafés along the canal. Marble Arch and Oxford Street are also easily accessible.



## EDGEWARE ROAD, W2

Approx. gross internal area  
531 Sq.Ft. / 49 Sq.M.



FIRST FLOOR

### FLOOR PLAN

Every attempt has been made to ensure accuracy however,  
measurements are approximate, and for illustrative purposes only.  
Not to scale.

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