



Warwick Avenue, W9 2PU
Asking Price £1,150,000 Leasehold





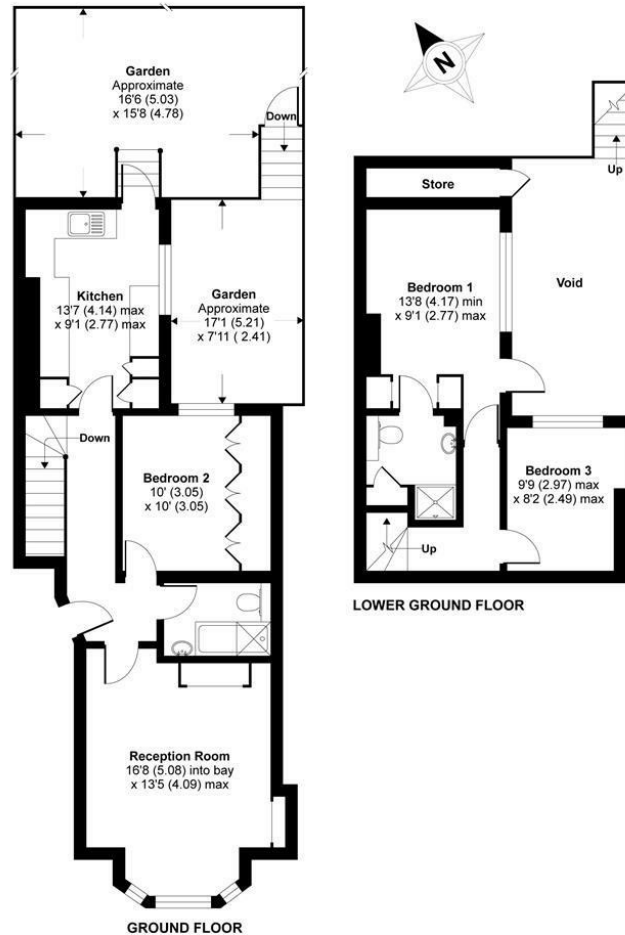
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A fantastic opportunity to buy a great rental investment three-bedroom garden maisonette on Warwick Avenue in a period conversion currently achieving a very good rental yield. The flat currently comprises two double bedrooms, one single bedroom, and an en suite bathroom on the lower level, one of the doubles being situated on the raised ground floor. There is also a separate patio courtyard area on this level. The accommodation on the raised ground floor includes a bright reception with high ceilings and a feature fireplace, a lovely kitchen leading onto the raised decked and secluded patio garden, a double bedroom and a family bathroom with a bath and shower. The apartment is located within two minutes walk of Warwick Avenue tube, and the cafes and shops of Formosa Street and the Regents Canal of Little Venice. Also potential to extend the property (subject to the usual planning permissions etc later down the line) Long lease.



Warwick Avenue, London, W9

APPROX. GROSS INTERNAL FLOOR AREA 891 SQ FT 82.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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