Manor House Court 11 Warrington Gardens, Little Venice, W9

Asking Price £625,000, Leasehold

NAPIER WATT

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Description

SOLE AGENTS Napier Watt are pleased to offer for sale this a spacious (680 sqft / 63sqm) one bedroom, first floor apartment in this purpose built block with porterage and passenger lift.

The apartment is ideally located being within walking distance to Warwick Avenue Underground Station (Bakerloo Line - 335ft). The property is also just around the corner from the shops and restaurants on Clifton Road (0.3 miles) as well as on Formosa Street (0.1 miles).

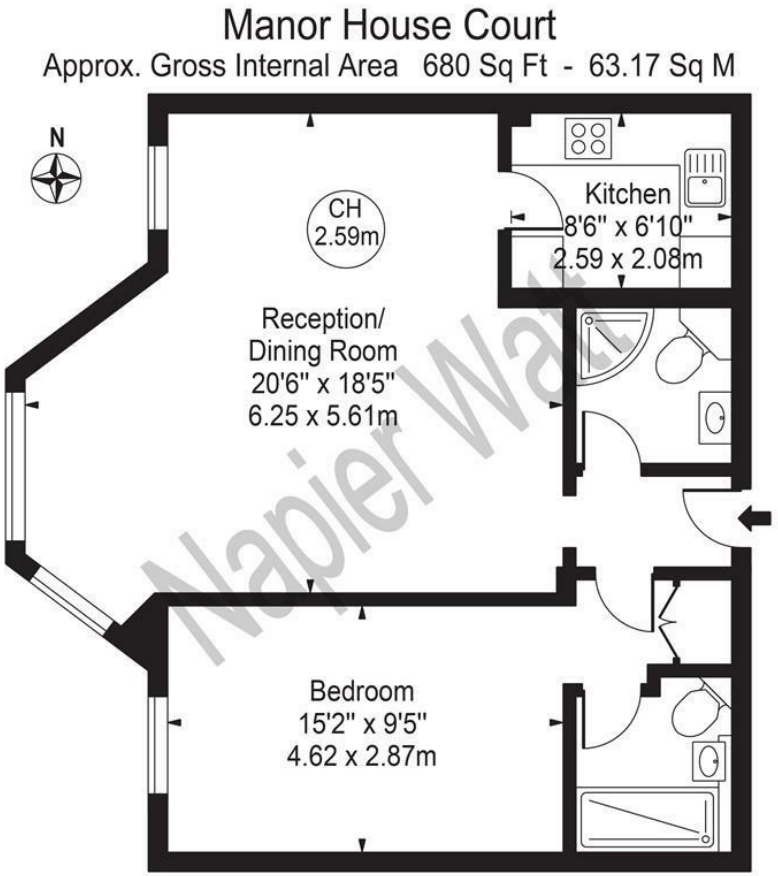
: Entrance Hall : Reception Room : Kitchen : 1 Bedroom : 2 Shower Rooms : Communal Gardens : Lift : Porter : Council Tax Band F : EPC D :

Key Features

- FIRST FLOOR WITH LIFT
- APPROACHED VIA SECURE GARDEN
- 5 MINUTES WALK WARWICK AVENUE
- PORTER
- GOOD CONDITION
- HEART OF LITTLE VENICE

Terms

Leasehold : 24 June 1974 to and including 23 June 2184 ie 161 years
EPC D
Service Charge: £2994.01 per annum
Council Tax Westminster Band F



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.