

**17A WARWICK AVENUE
LITTLE VENICE
LONDON
W9 2PS**

£1,365 Per week

AR
ARLINGTON
RESIDENTIAL

020 7722 3322
arlingtonresidential.com



A spacious duplex flat with a private roof terrace set over the first and second floors of an elegant white stucco house close to the waterways of Little Venice and within moments of the underground station. This attractive flat is entered on the raised ground floor with stairs up to the first floor where there are two good size interconnecting reception rooms with wood floors, an eat-in kitchen, and access to a decked terrace. There are three bedrooms and 2 bathrooms (1 en suite) on the second floor. Warwick Avenue (Bakerloo line) line is about 100 yards.

- 3 Bedrooms
- 2 Bathrooms (1 en suite)
- 2 Interconnecting Reception Rooms
- Kitchen/Breakfast Room
- Private Roof Terrace
- Westminster City Council - G
- EPC Rating - D
- Furnished/Unfurnished

Tenancy Information

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy

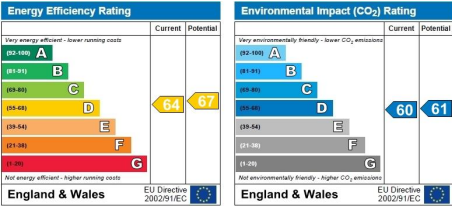
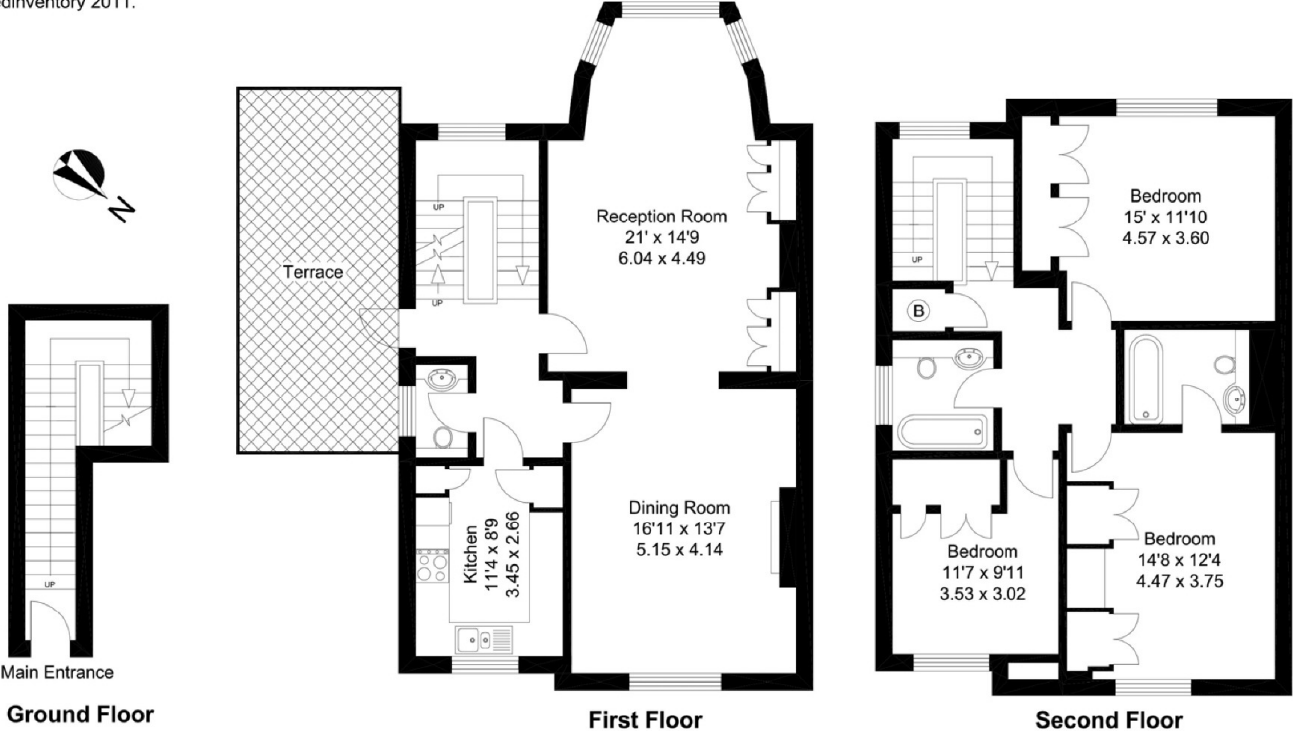






WARWICK AVENUE, W9

1575 sq ft (147 sq m)
For identification purposes only. Not to scale
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8 Wellington Road, St John's Wood, London, NW8 9SP

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