



## Warwick Avenue, W9

**£975,000**

A ground floor flat set in a period conversion. This property features a large reception room with a bay window, a separate kitchen, two double bedrooms, one of which includes built-in storage, a balcony and a terrace.

Warwick Avenue is well-positioned close to a number of local shops, cafes, bars and restaurants, close to the tube of Warwick Avenue and is just over half a mile from Paddington.

### Features

- Two Double Bedrooms
- Separate Kitchen
- Balcony
- Terrace
- Ground Floor Flat
- Great Location



## Warwick Avenue, W9

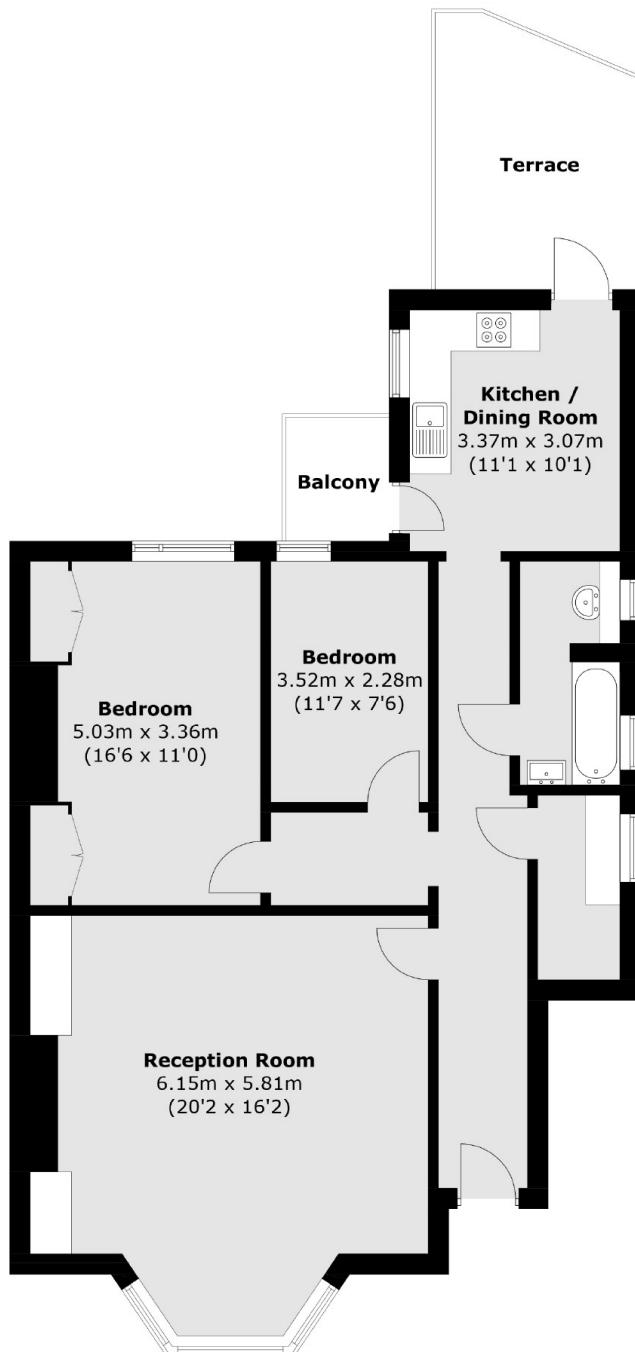
Walking in through the entrance, the large reception room is to the left, offering a large hosting space for family and friends.

Continuing down the hall, there is a storage room and a bathroom to the right and the two double bedrooms to the left.

At the end of the hall is the kitchen with access to the balcony on one side, and the terrace on the other.



# Warwick Avenue, Maida Vale, W9



Total area (approx.): 94.9 sq. m (1,021.5 sq. ft)  
Terrace & Balcony : 13.5 sq. m (145.3 sq. ft)

## Dexters

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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