



**16 Warwick Avenue, London  
W2 1XB  
Asking price £5,950,000 Freehold**

**A white stucco fronted Regency house located in the Heart of Little Venice. The property comprises 3546 Sq. Ft. of family accommodation and is found in excellent condition overlooks the Regents Canal. Located at the junction of Warwick Avenue and Maida Avenue the house offers bright and spacious accommodation with excellent sized reception rooms. Accommodation comprises Entrance Hall, Drawing Room, Reception Room, Family Room, Kitchen Breakfast Room, Dining Room, Master Bedroom Suite, A Further Four Bedrooms, A Further 2 Bathrooms, Shower Room, Storage Area, Guest WC.**



## Warwick Avenue, W2

Approximate gross internal area  
329.42 sq m / 3546 sq ft  
(including Mezzanine)  
Mezzanine  
5.67 sq m / 61 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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