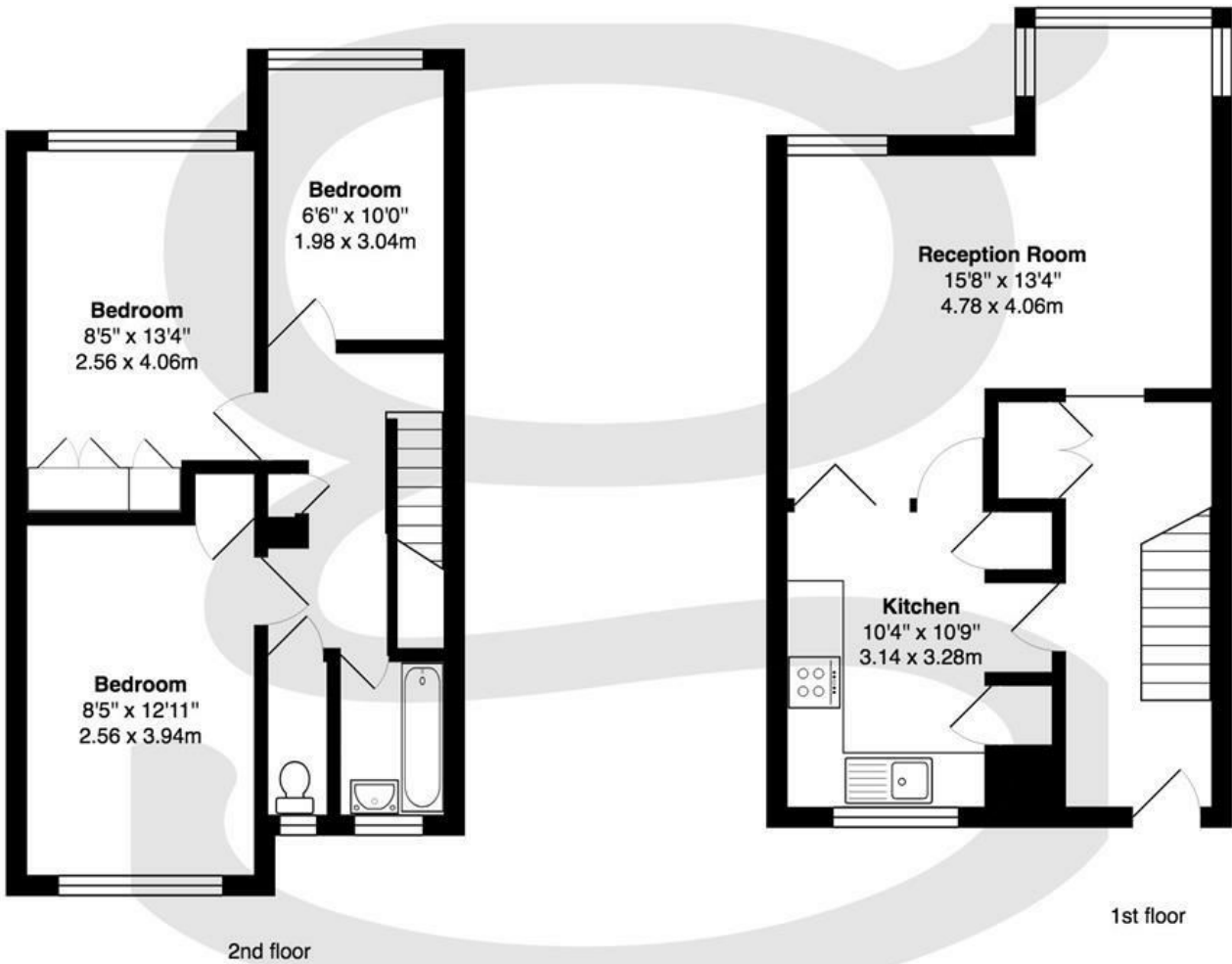




## Warwick Crescent, Little Venice, W2 £2,253 Per Month Furnished

Ideally located near to Warwick Avenue station we are delighted to offer a three bedroom duplex apartment situated on the ground and first floors of a sought after block with communal gardens. The accommodation comprises a bright and spacious reception room with views overlooking the regents canal, separate fully fitted eat in kitchen, three bedrooms, bathroom and separate W/C. Added benefits include access to well maintained communal gardens. The apartment is very well located directly opposite Regents Canal and moments from numerous amenities, cafe's and bars, whilst being within easy reach of the shops and fashionable cafes of Clifton Road. Situated moments from Warwick Avenue Underground (Bakerloo Line) and numerous buses including Warwick Avenue (Stop H - 6, 46, 187 and 414 to Park Royal, Willesden, Lancaster Gate and Maida Vale.





Warwick Crescent, Little Venice W2

Total Area: 834 ft<sup>2</sup> ... 77.5 m<sup>2</sup>

Floor plan are for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	Little Venice, W2
Price	£2,253 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Reception Room
- Separate Kitchen
- 3 Bedrooms
- Bathroom
- Separate W/C
- Duplex
- Bright & Spacious
- Communal Garden
- Views of Regents Canal
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

