

RIGBY & MARCHANT



"An utterly unique garden flat in Little Venice with stylish interiors, open plan living, studio in garden, and chic features throughout. South west facing garden. Must be seen in Maida Vale, W9."



Warwick Avenue, Maida Vale - W9 2PP
£1,150,000



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MARCHANT

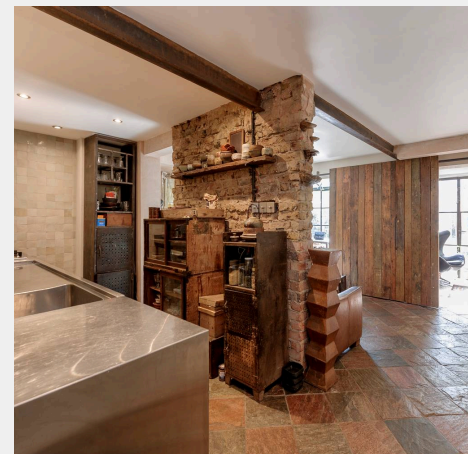
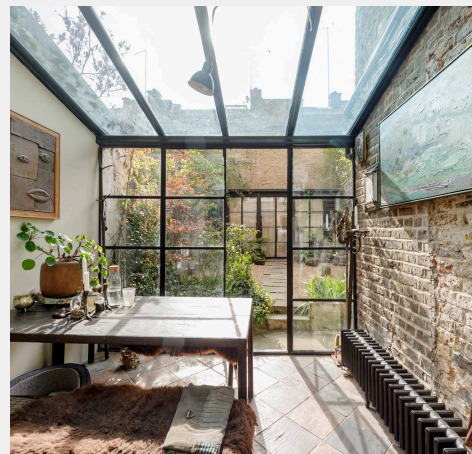
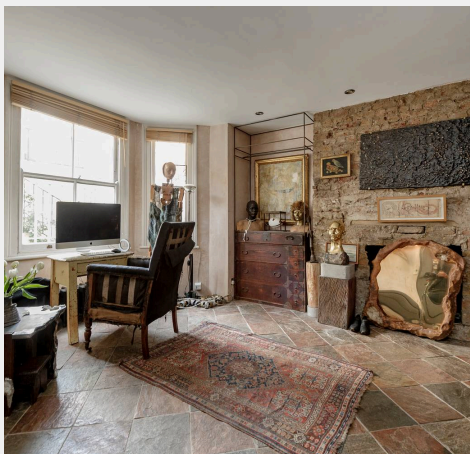


Situated on Warwick Avenue in Little Venice, this incredibly unique and chic garden apartment has been lovingly curated by its owners well known in the fashion, art and lifestyle world. Now relocating to Ibiza the apartment is to be handed to its next custodian.

This bohemian property is currently loosely arranged as a 1 or 2 bed flat with a bedroom at the front with bay window and a separate shower/wc. The property then opens up to a galley kitchen with reclaimed wood units and steel work surfaces, an open plan reception room with fireplace, dining area set into a Crittall steel window side extension with double doors leading into a south west facing garden. Next to the dining area is an office separated by a large sliding wooden door, also with access into the garden.

At the rear of the garden is a gorgeous garden studio with shower and w/c currently used as the principal bedroom. The garden itself is loving kept with large stone slabs plus copious pots of plants and flowers.

Throughout this stunning apartment are features including Crittall steel doors and windows, exposed brick walls, slate floor tiles, antique radiators with walls painted in a selection of muted tones. It really must be seen to be appreciated.







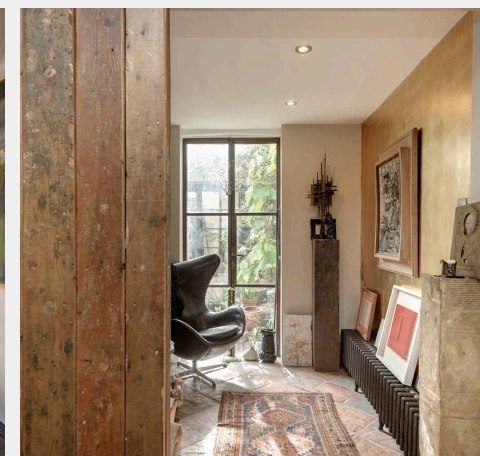
Little Venice, is a hidden gem in the heart of west London, well regarded for its beautiful Regency style white stucco fronted Mansions built alongside the Regents Canal by famous architect John Nash in the early 1800's. The area is known for its large communal gardens, fantastic pubs, boutiques, restaurants and for garden lovers Clifton Nurseries. The flat which is located on Warwick Avenue is also extremely convenient for travellers being close to Warwick Avenue Underground (Bakerloo line) and with Paddington Station just a 10 minute walk away.

Council Tax band: TBD

Tenure: Share of Freehold

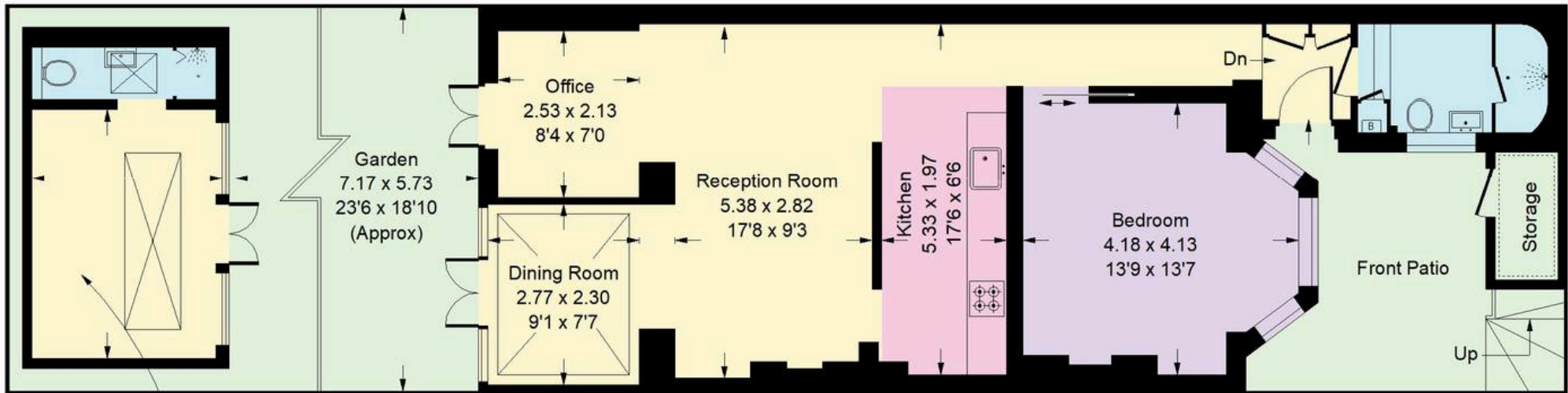
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Warwick Avenue, W9

Approx Gross Internal Area = 70.1 sq m / 754 sq ft
Studio = 13.6 sq m / 147 sq ft
Total = 83.7 sq m / 901 sq ft



Studio / Bedroom
3.80 x 2.90
12'6" x 9'6"

Lower Ground Floor

= Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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