



Premium

Warwick Avenue Little Venice W9

£1,795 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Warwick Avenue Little Venice W9

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*50% OFF FIRST MONTH'S RENT A stunning two bedroom apartment which is immaculately presented throughout and has a wonderful private garden and private garage.*

Available Immediately | Private Parking | Immaculate Throughout | 0.1 miles from Warwick Avenue Tube | Council Tax Band G - £ 1147 pa.

## Description

50% OFF FIRST MONTH'S RENT This immaculate apartment is presented is excellent order throughout and finished to exacting standards. There are two bedrooms both with en suite bathrooms and fitted storage. The open plan reception room has impressive media system, dining area and direct access onto a beautiful garden, ideal for entertaining.

## Situation

St John's Wood is a district of northwest London, in the City of Westminster, and on the northwest side of Regent's Park. It is about 2.5 miles (4 km) northwest of Charing Cross. Once part of the Great Middlesex Forest, it was later owned by the Knights of St John of Jerusalem. The boundaries of St. John's Wood are the

Regent's Canal to the south, Maida Vale (Edgware Road) to the west, Boundary Road to the north and Avenue Rd/Primrose Hill Park to the east. St John's Wood is the location of Lord's Cricket Ground, home of Middlesex County Cricket Club and of the Marylebone Cricket Club (MCC), and the original headquarters of cricket. It is also famous for Abbey Road Studios and the street Abbey Road, where The Beatles recorded, notably the Abbey Road album, the cover of which features the band crossing the road.

## Furnishing

Furnished



Exterior



Kitchen

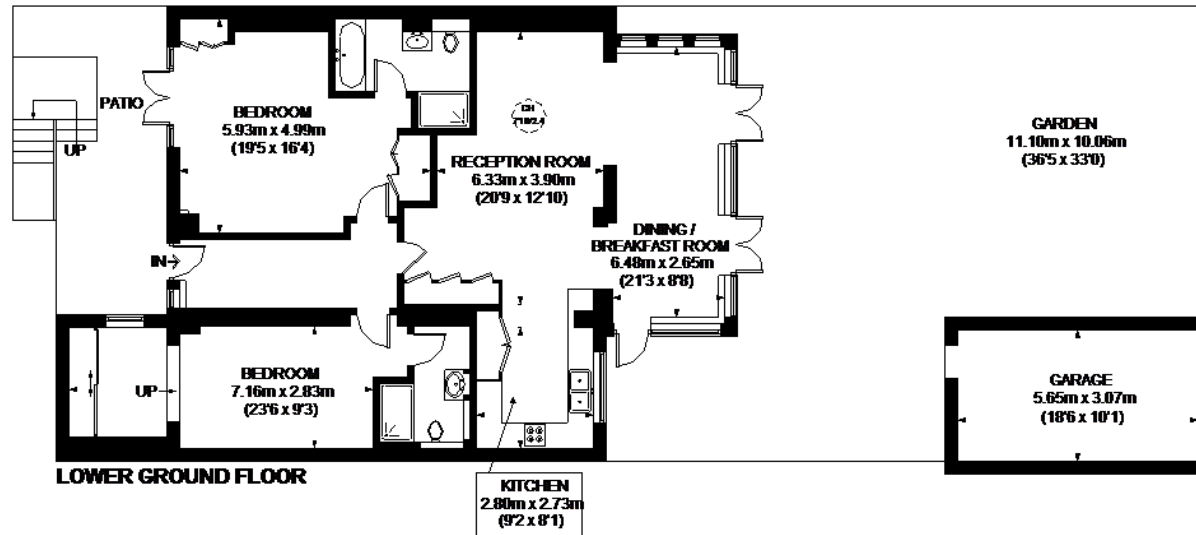
## Hamptons St Johns Wood Lettings

99 St Johns Wood Terrace, St Johns Wood  
London NW8 6PL

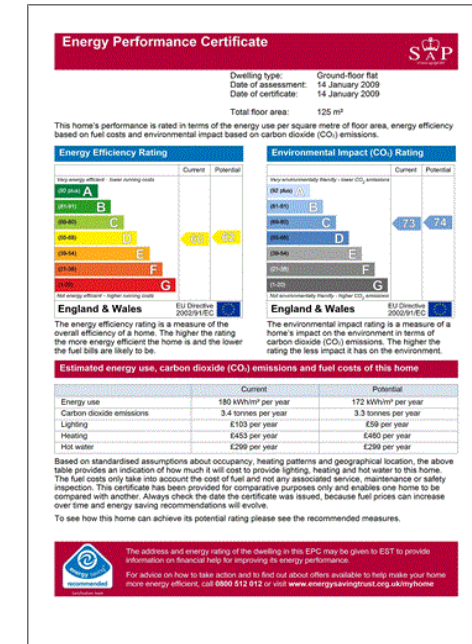
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# WARWICK AVENUE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions relied upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (03248890).



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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