



Warwick Avenue London W9

£1,600 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A stunning duplex apartment set on this sought-after street in Little Venice with close proximity of the underground station, local shops & the Regents Canal.*

3 Bedroom | Duplex | Period Conversion.

### Description

A stunning first and second floor duplex apartment in a superb period conversion. The apartment has a beautiful reception room, ideal for entertaining with wonderful high ceilings and wooden floors. Upstairs there are three spacious bedrooms (one en suite). The apartment is presented in excellent condition throughout and is available immediately.

### Furnishing

Unfurnished



Exterior



Reception Room

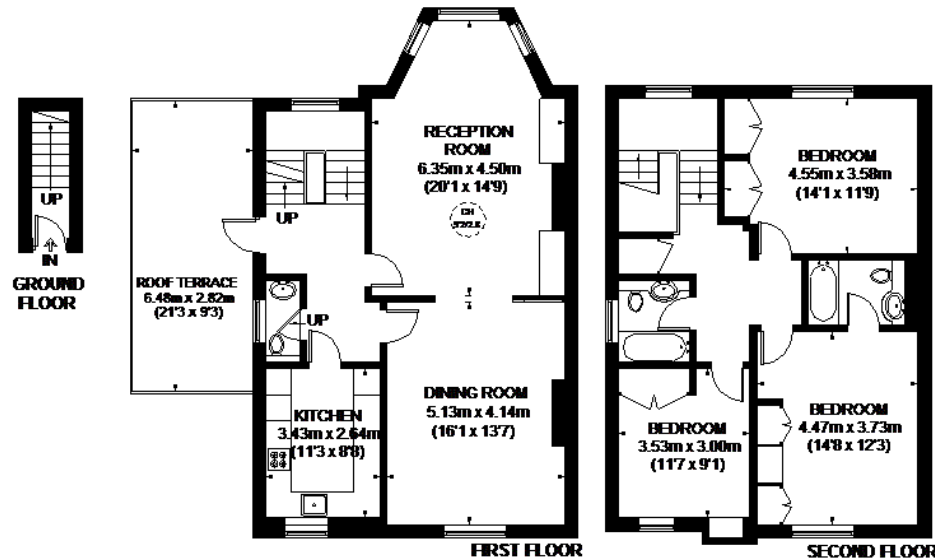
### Hamptons St Johns Wood Lettings

99 St Johns Wood Terrace, St Johns Wood

London NW8 6PL

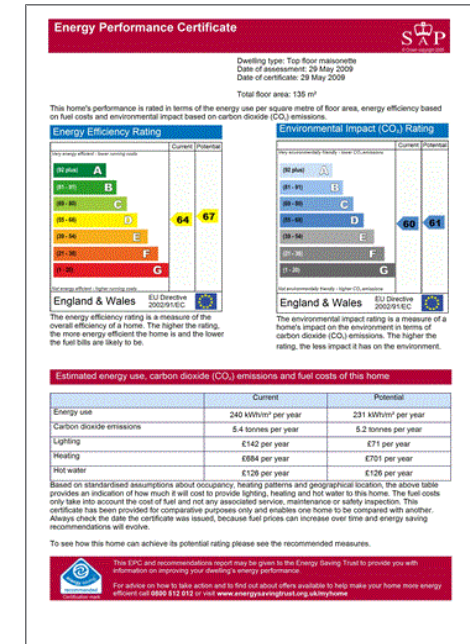
Tel: 020 7722 2131 - [stjohnswoodlettings@hamptons-int.com](mailto:stjohnswoodlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 29 SQ. FT. (2.7 SQ. M.)  
FIRST FLOOR = 775 SQ. FT. (72.0 SQ. M.)  
SECOND FLOOR = 735 SQ. FT. (68.3 SQ. M.)  
TOTAL = 1539 SQ. FT. (143.0 SQ. M.)

This plan is for layout guidance only. Not drawn to scale.  
Measurements are approximate. Windows and doors are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and volumes carefully  
before making any decisions reliant upon them. Please be  
aware that Hampton International / our agents have not  
seen or reviewed any building regulations or planning permission  
in relation to works carried out to the property (02048814)



**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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