



Downfield Close, Warwick Avenue/Little Venice, London W9 2JH **£334,950 LEASEHOLD**

Top Floor
Split Level Flat
Three Bedrooms
Double glazed windows
Gas central heating
Separate Eat-in Kitchen
Balcony



A spacious split level three bedroom flat set on fourth and third floor of this well maintain purpose-built building. The flat comprises three double bedrooms, spacious living room with a balcony, large eat-in fitted kitchen, bathroom and separate WC. The property is offered in good condition with double glazed windows, gas central heating and new carpet throughout.



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ENTRANCE:

From the communal hallway
ON THE FOURTH FLOOR

BEDROOM 1- 9'7 x 7'7:

(2,92m x 2,30m) White walls, Wall mounted radiators, rear aspect window, carpet flooring

BEDROOM 2- 9'2 x 7'4:

(2,80m x 2,25m) White walls, Wall mounted radiators, rear aspect window, carpet flooring

BEDROOM 3- 9'9 X 11'1:

(2,96m X 3,38m) White walls, Wall mounted radiator, rear aspect window, carpet flooring

BATHROOM - 5'6 x 5'5:

(1,67m x 1,64m) Bathtub, wash hand basin, partly tiled walls

TOILET:

Low level W.C, wash hand basin

Location:

The property is located on the quiet residential road near the Canal and close to all shopping and transport amenities of Warwick Avenue and Maida Vale. The nearest underground station is Warwick Avenue (Bakerloo Line)

DOWN TO THE THIRD FLOOR

RECEPTION ROOM - 15'11 x 15':

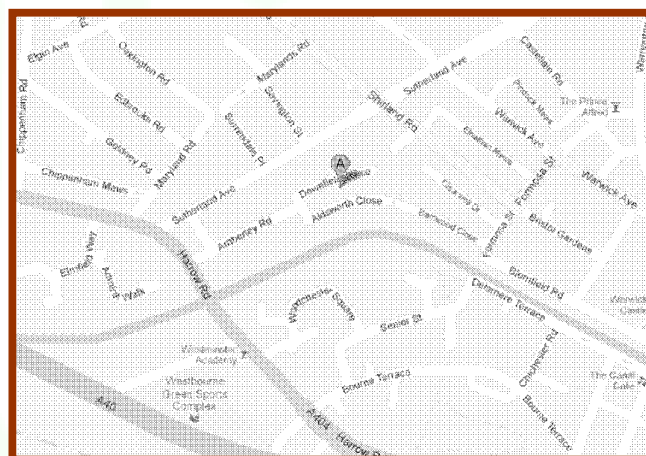
(4,80m x 4,58m) White walls, Wall mounted radiators, front aspect window overlooking communal gardens, carpet flooring, access to the BALCONY

STUDY ROOM - 7'7 X 7':

(2,32m X 2,14m) White walls, carpet flooring

KITCHEN -11'8 X 11:

(3,56m x 3,35m) White walls, partly tiles, wall and base level unites, linoleum flooring



**Although these particulars are prepared as a general guide their accuracy cannot be guaranteed and they do not form part of any contract.*



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