



## Warwick Avenue, London, W9

**£700,000**

Offers in Excess of

**Tenure:** Shared Freehold, **Bedrooms:** 2

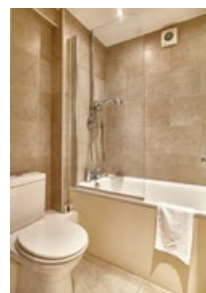
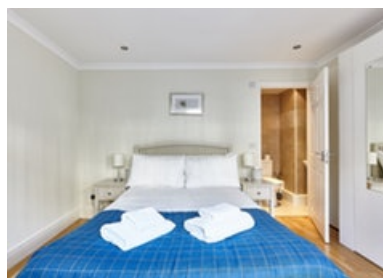
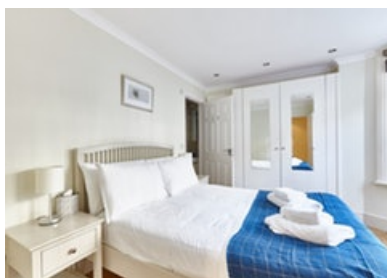
Set on one of the area's premier roads is this gorgeous two bedroom apartment benefitting from its own private west facing patio garden. With a private entrance, abundant natural light and plentiful storage throughout accommodation comprises of a charming reception with direct access to t

## Key features:

- Positioned on one of the area's premier roads
- No onward chain
- Planning permission for side return extension
- Modern open plan kitchen
- Two bedroom & two bathroom
- Beautiful west-facing private garden
- Share of freehold
- Lower ground floor with private entrance

## Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band E (£960.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Set on one of the area's premier roads is this gorgeous two bedroom apartment benefitting from its own private west facing patio garden.

With a private entrance, abundant natural light and plentiful storage throughout accommodation comprises of a charming reception with direct access to the secluded private garden. The property is in excellent condition with a large master bedroom served by an en-suite bathroom. It also benefits from a fully fitted open plan kitchen, good sized family bathroom and a second double bedroom overlooking the garden.

Warwick Avenue is conveniently located for the shops, restaurants and other amenities of Little Venice and it is moments from Warwick Avenue Underground station (Bakerloo line). It is also in close proximity to Paddington Basin and Paddington mainline station.

The building service charge is £110 / month to cover buildings insurance, maintenance and upkeep of common parts. This property is available immediately with no onward chain.

## Floor plan:



TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)



## Energy Performance Certificate:

**Energy Performance Certificate**

**Basement Flat, 69, Warwick Avenue, LONDON, W9 2PP**

<b>Dwelling type:</b> Basement flat	<b>Reference number:</b> 0248-1030-6227-7521-4900
<b>Date of assessment:</b> 04 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 March 2019	<b>Total floor area:</b> 58 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,899</b>
<b>Over 3 years you could save</b>	<b>£ 729</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 135 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save <b>£ 729</b> over 3 years</p> </div>
<b>Heating</b>	£ 1,527 over 3 years	£ 798 over 3 years	
<b>Hot Water</b>	£ 237 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,899</b>	<b>£ 1,170</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">62</td><td style="text-align: center;">77</td></tr> </table>	Current	Potential	62	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
62	77												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 534
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 195

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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