



87 ST MARY'S MANSIONS WARWICK AVENUE, W2 1SY

£3,750 PCM

Presenting this luxury, raised ground floor apartment in a secluded enclave of Little Venice. This beautiful 1315 sq. ft. home was previously owner-occupied, and benefits from a very high standard of specification and furnishing. Beginning with a double-fronted living room/dining room, this 27 ft space also offers a bar, and wall-mounted Bang & Olufsen TV/sound. A separate, modern fully-fitted kitchen is next door with high spec appliances and wine cabinet. The property is offered part furnished with the dining table/chairs and beds all coming with the property as part of the rental.

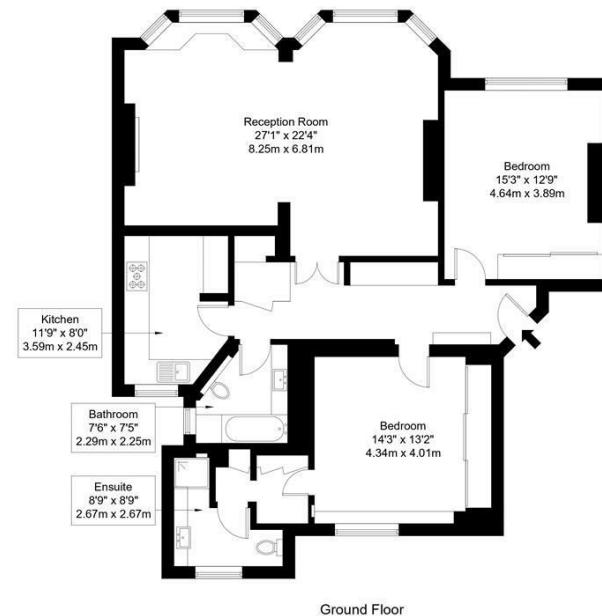
Accommodation is formed of two double bedrooms, the master also with B&O TV, walk-in wardrobe and en suite shower room, and the second with integrated wardrobes and further family bathroom.

St Mary's Mansions is a luxury portered mansion building set moments from the canals of Little Venice, a moment's walk from Warwick Avenue Tube station and close to the boutique shops and restaurants of Maida Vale. The A5 and A40 are within very close reach by road, and Paddington station is moments away.

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Approx Gross Internal Area = 122.2 sq m / 1315 sq ft



Ground Floor

Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	85
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce