



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

**£1,400,000
LEASEHOLD**

Presenting this 1,314.84 sq. ft, luxury apartment in the secluded enclave of Little Venice/Maida Vale. This beautiful home 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. 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.

DouglasPryce

St. Mary's Mansions, W2

CAPTURE DATE 09/02/2020 LASERSCAN POINTS 25,669,405

GROSS INTERNAL AREA

122.15 sqm / 1314.81 sqft

**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	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

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