



WARRINGTON CRESCENT, LITTLE VENICE W9

ARLINGTON
RESIDENTIAL

A wonderful opportunity to purchase a unique freehold house (Approx 2,460 sq ft/214 sq m), with private parking, forming part of a sweeping crescent of stucco fronted period houses, located on one of Little Venice's most sought-after roads with use and views of the well-known Crescent Communal gardens. The house has been custom designed, arranged over four floors with a stunning conservatory leading onto a large roof terrace, a large kitchen/ family room, three/four bedrooms suites, reception room, a galleried study area and a guest cloakroom. Warrington Crescent is situated close to all the local amenities offered by this fashionable area including the boutiques shops, cafes on Clifton Road (Approx. 0.3 miles), the famous Regents Canal and the underground at Warwick Avenue (Approx. 0.1 miles) Bakerloo Line.

GUIDE PRICE: £4,500,000

TENURE: FREEHOLD

EPC RATING: D

COUNCIL TAX BAND: H

ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

+44 (0)20 7722 3322

arlingtonresidential.com

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.















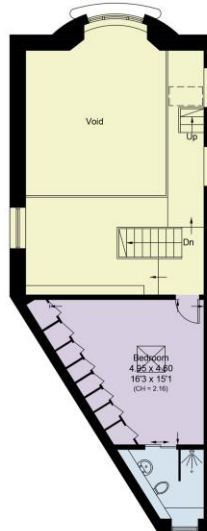
Warrington Crescent, W9
 Approximate Area = 214.1 sq m / 2304 sq ft
 Outbuilding = 14.5 sq m / 156 sq ft
 Total = 228.6 sq m / 2460 sq ft



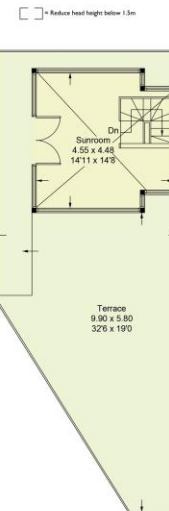
Lower Ground Floor
 Approximate Area = 75.7 sq m / 815 sq ft



Ground Floor
 Approximate Area = 70.2 sq m / 756 sq ft



First Floor
 Approximate Area = 49.0 sq m / 527 sq ft



Second Floor
 Approximate Area = 19.1 sq m / 205 sq ft