



Warrington Gardens, Maida Vale W9

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

A modern apartment in a gated development on Warrington Gardens. The flat comprises three bedrooms with ample storage, one ensuite bathroom, two ensuite shower rooms and an open plan reception room with a fully fitted kitchen and utility room, and a fourth bedroom/study. The flat is neutral and modern throughout with wooden floors, a large roof terrace/balcony and benefits from lift access, underground parking and porter service. The property is offered fully furnished.

Manor House Court is located a stones throw away from Warwick Avenue Underground station (Bakerloo line) and within easy reach of Paddington Station with its national connections. It also benefits from being moments from the local shops, restaurants and bars of Formosa Street and Clifton Road for those of who enjoy a village atmosphere.

ASKING PRICE: £2,450 per week

TENURE:

EPC RATING: E

COUNCIL TAX BAND: G



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Approximate Gross Internal Floor Area : 2446 sq ft / 227.2 sq m

