



Your Logo

Flat 13, Venetian House 45-49, Warrington Crescent,
Guide Price £800,000

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Set on the second floor of the beautifully maintained Venetian House, this spacious and immaculately presented one-bedroom apartment blends timeless period charm with modern comfort, all within one of London's most desirable neighbourhoods.

The property features a generously proportioned reception room that flows seamlessly into a stylish semi-open plan kitchen, ideal for both relaxing and entertaining. The large double bedroom includes a built-in wardrobe, complemented by a sleek, contemporary bathroom and excellent storage throughout. Elegant wooden floors add warmth and character, enhancing the bright and airy feel of the space.

Venetian House is a striking white stucco-fronted period building with lift access and exclusive entry to the beautifully landscaped Crescent Gardens, a peaceful retreat in the heart of the city. Located on a quiet residential street in Little Venice, the apartment is perfectly positioned to enjoy the area's charm and connectivity.

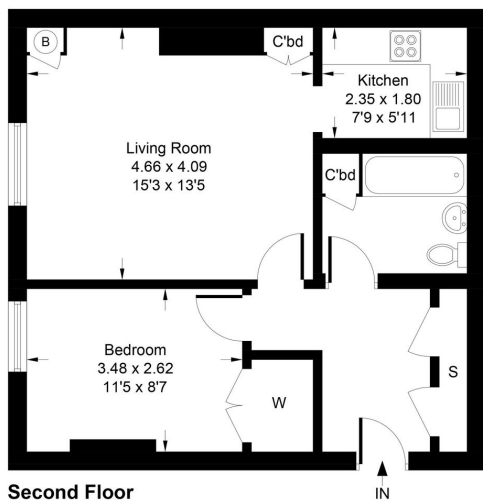
Warwick Avenue Station (0.23 miles) and Maida Vale Station (0.5 miles), both on the Bakerloo Line, offer quick links into central London, while Paddington Station (0.6 miles) also just a short walk away — provides access to the Elizabeth Line, National Rail, and Heathrow Express, making travel across the capital and beyond exceptionally convenient.

An array of popular local spots, including the waterside restaurant The Waterway and the much-loved gastropub The Hero of Maida are close by, along with boutique cafés, independent shops, and scenic canal-side walks.

This is a rare opportunity to acquire a turnkey home in a diverse, welcoming, and highly sought-after neighbourhood.



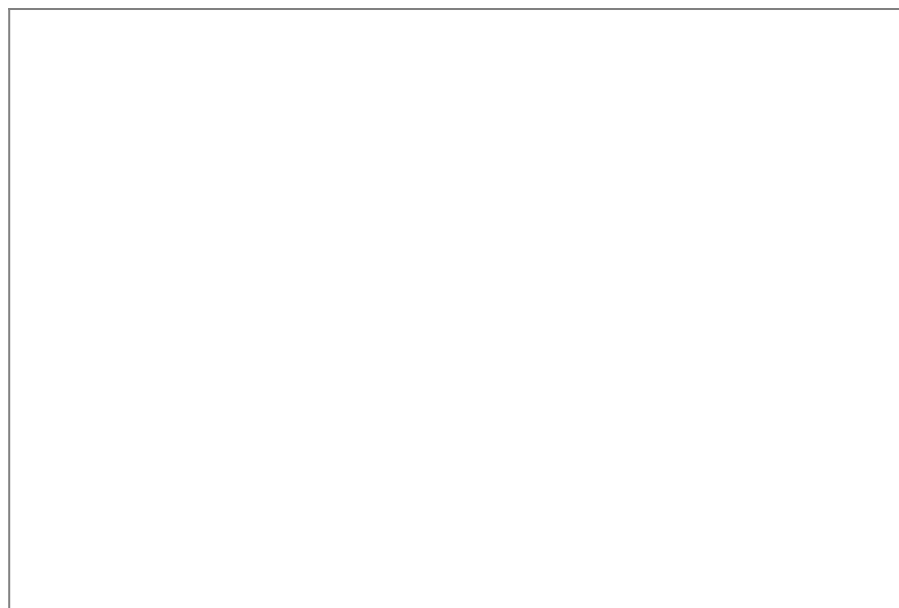
Approximate Gross Internal Area = 49.33 sq m / 531 sq ft



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Guide price £800,000 - £825,000
- White Stucco Building
- Amazing Condition
- Stylish Reception Room
- Built in Storage
- Please quote RK1369 on enquiry
- Access to Warrington Crescent Communal Gardens
- Lift Access
- Wooden Floors
- Contemporary bathroom



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