



# Warrington Crescent

LITTLE VENICE • £2,100,000



A three bedroom apartment presented in fantastic order with an enviable Westerly aspect at the rear and direct access to Formosa Amenity Gardens.

- Direct Access to Formosa Gardens
- 1,610 Sq.Ft
- Share of Freehold
- East - West Facing

## DESCRIPTION

As you enter the property you find a utility room and guest bedroom (with en-suite) while moving into the main body of the property you have an amazing East facing primary bedroom (with en-suite) a guest WC and further double bedroom/study. The kitchen has been extensively re-furbished over the years and benefits from a large sky light which can also open to allow ventilation. The living room is situated at the rear of the property, not only making the most of the Westerly aspect but also giving you direct access onto your private terrace and leading to your residents only communal gardens. The front and rear of property has been extensively damp proofed recently by the building management giving the incoming purchasers peace of mind going forward.

Warrington Crescent is located in prime Little Venice. Moments from the cafes and restaurants of both Formosa Street and Clifton Road. Warwick Avenue underground station (Bakerloo line) and Paddington Station with its international rail links are both within a short walk. Formosa Amenity gardens is a secure private residents garden with bi-annual garden parties in both the summer and on Guy Fawkes night.

## TERMS

**Price:** £2,100,000

**Tenure:** Share of Freehold

**Ground Rent:** £100.00

**Service Charge:** £4,800.00

**Local Authority:** Westminster















**Warrington Crescent,  
Maida Vale, W9**



Approx Gross Internal Area = 149.56 sq m / 1610 sq ft



Lower Ground Floor

HardingGreen

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**Jack Graham-Lindsey**

Partner

**0207 046 9464**

[jack.graham-lindsey@hardinggreen.com](mailto:jack.graham-lindsey@hardinggreen.com)

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



FIND OUT MORE