



Warrington Gardens, London, W9 2QB
£4,000,000 Freehold





5 x  3 x  2 x 

Discover a light filled five-bedroom family home, set in a commanding position amidst the vibrant charm of Little Venice. This grand white stucco residence unfolds across four floors with high ceilings throughout, providing a wealth of bright, flexible spaces designed for modern family living and sophisticated entertaining.

The ground floor boasts an elegant reception room, bathed in light from its bay window and original shutters, overlooking the pretty front garden. A hidden kitchenette discreetly allows for effortless entertaining, while a spacious en-suite bedroom at the rear enjoys peaceful views of the communal gardens.

On the first floor, a beautifully equipped kitchen flows seamlessly into a second expansive reception room through double doors, creating an airy, light-filled hub. A private study offers a dedicated workspace, complemented by ample integrated storage throughout.

The second floor features a serene master bedroom with en-suite, alongside two further bedrooms (a double and a single) and a family bathroom. The top floor provides a versatile bonus space, currently a large double bedroom, complete with clever eaves storage.

Enjoy views over and access to the communal gardens, and immerse yourself in the delightful 'village' atmosphere of Formosa Street's boutiques and eateries. Superb transport links, including Warwick Avenue tube and Paddington's direct Heathrow connection, ensure ultimate convenience. This is a rare opportunity to secure a truly exceptional home in a coveted London location."



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Approximate Gross Internal Floor Area = 280.3 sq m / 3018 sq ft (Including Restricted Height Area)
Approximate Gross Internal Floor Area = 236.3 sq m / 2544 sq ft (Excluding Restricted Height Area)



Illustration for identification purposes only, measurements are approximate, not to scale.

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