



*Warrington Crescent, London, W9 1EL*  
*Asking Price £800,000 Share of Freehold*

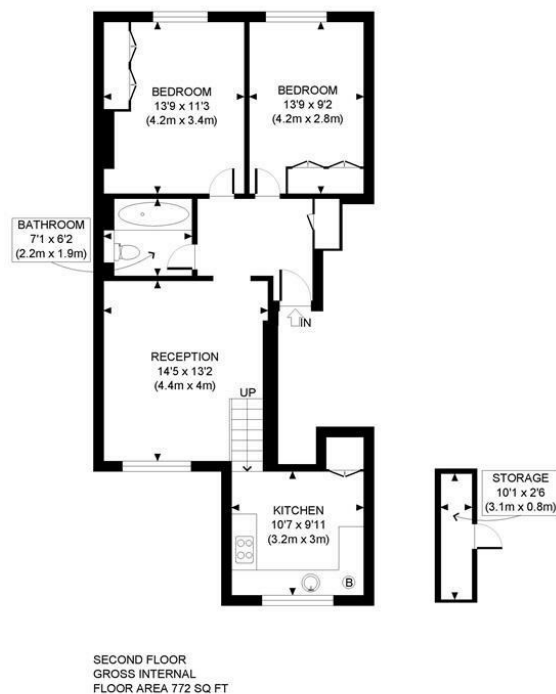




2 x  1 x  1 x 

A very bright two bedroom second floor flat with high ceilings, located on Warrington Crescent, one of the most desirable roads in the heart of Little Venice, benefitting from the use of the impressive communal gardens, and the large shared communal terrace on the floor below. The flat comprises a reception room to the back of the building looking over the immaculate communal gardens, with steps leading up to a separate kitchen, both double bedrooms each measuring 13'9" in length, and a tiled family bathroom. Also benefitting from a large demised storage cupboard on the landing. Share of freehold. Two minutes walk to Warwick Avenue tube and a 10 minute walk to Paddington Station with access to the Elizabeth, Bakerloo and Hammersmith & City Line. The shops of Formosa street with its cafes and restaurants are on the doorstep with the picturesque canals of Little Venice close by.





APPROX. GROSS INTERNAL FLOOR AREA: 772 SQ FT / 72 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

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