



# Warrington Crescent

Little Venice, W9

Asking Price £1,600,000

A rare garden facing second & third floor duplex apartment in a well maintained Victorian period conversion.

The property comprises a large living room and separate eat in kitchen on the second floor while on the third floor you have a double bedroom with shower room and a much larger than average principle bedroom with en suite. The property further benefits from a private roof terrace giving sweeping viewings of the Crescent Gardens which the property comes with access to.

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.





# Warrington Crescent

## Little Venice, W9

- A stunning two bedroom duplex apartment spanning approximately 1230 square feet.
- Benefitting from two bedroom and two bathrooms.
- With views and access to the spectacular Crescent Amenity Gardens.
- The apartment comes with a share in the freehold.





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**Tenure:** Share of Freehold 88 years 11 months

**Service Charge:** £3853.2

**Ground Rent:** £250

**Local Authority:** Westminster

**Council Tax Band:** G

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### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

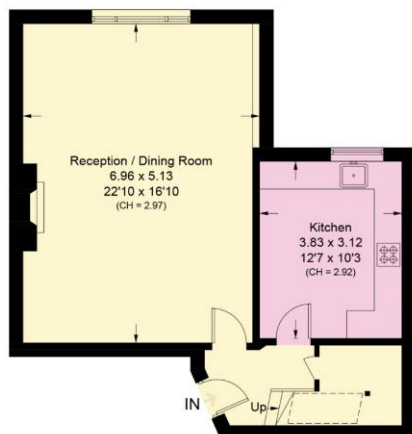
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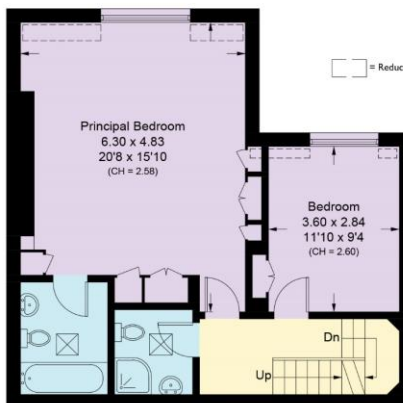
# Warrington Crescent, W9

Approximate Area = 115.3 sq m / 1240 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)



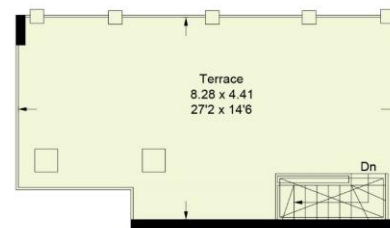
**Second Floor**

Approximate Area = 55.6 sq m / 598 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



**Third Floor**

Approximate Area = 57.8 sq m / 622 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



**Fourth Floor**

Approximate Area = 1.9 sq m / 20 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

