



# Warrington Gardens

London, W9

Asking Price £825,000

A fantastic and bright, larger than average, one bedroom apartment spanning approximately 813 square feet. The apartment benefits from 24 hour portage, designated underground parking and communal gardens.

Set at corner position and filled with abundant natural light the accommodation comprises an enormous reception room, separate eat in kitchen, spacious double bedroom with plentiful storage and en-suite bathroom and a separate family bathroom.

Warrington Gardens is perfectly positioned for easy access to boutique shops, restaurants and cafes on both Formosa Street and Clifton Road. Warwick Avenue Underground Station (Bakerloo Line) is just moments away and Paddington Station is within easy reach. The Grand Union Canal is also within walking distance.



# Warrington Gardens

London, W9

- Stunning larger than average one bedroom apartment.
- Benefitting from access to lovely communal gardens.
- The apartment comes with designated underground parking.
- The block has 24 hour portorage and lifts.



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**Tenure:** Share of Freehold 969 years 6 months

**Service Charge:** £5,573 pa

**Ground Rent:** £50 pa

**Local Authority:** City of Westminster

**Council Tax Band:** G

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*Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

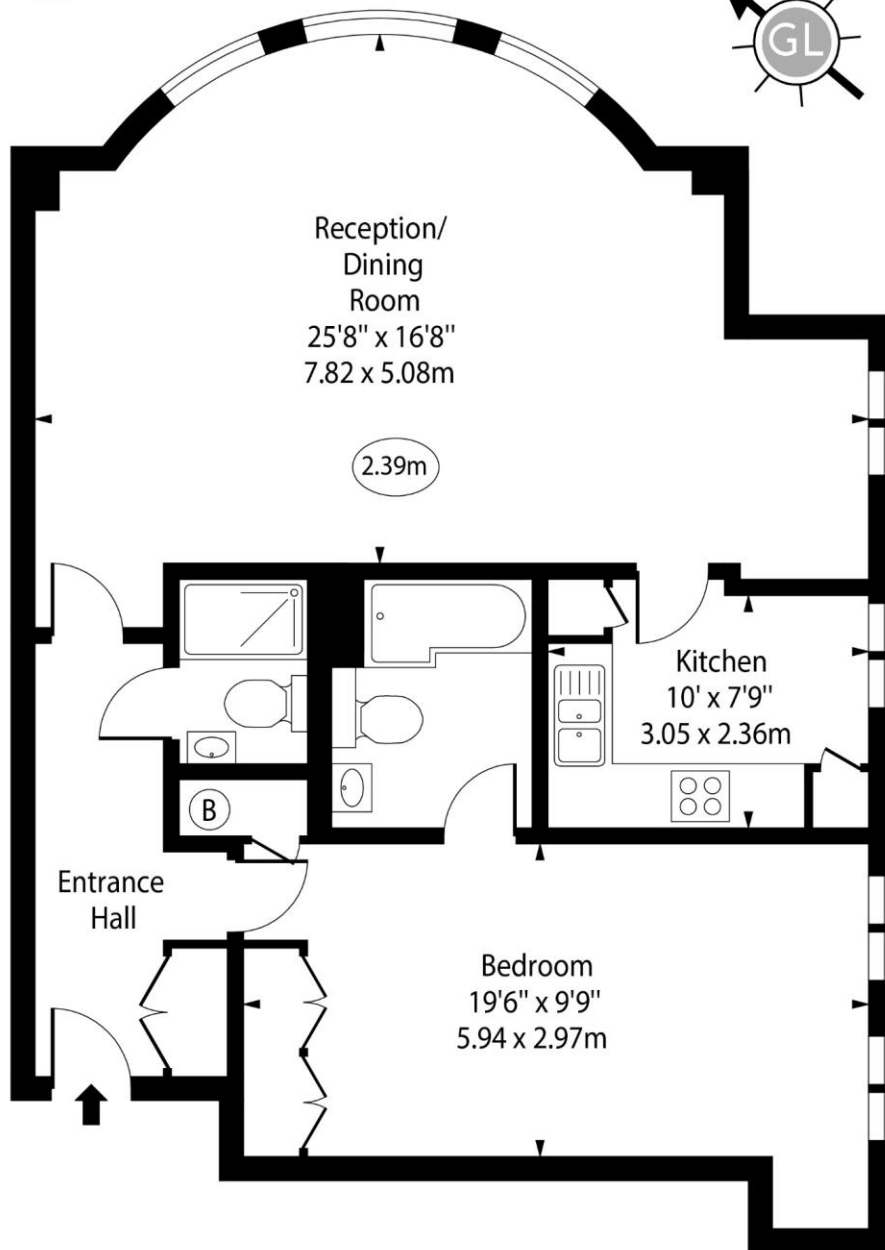
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# Warrington Gardens, W9

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area      813 Sq Ft - 75.53 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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