



Warrington Crescent

London, W9

Asking Price £1,750,000

Arranged over the raised ground floor is this wonderful two bedroom, two bathroom apartment spanning approximately 1203 square feet and finished to the most spectacularly high standard.

Situated on one of Little Venice's premier roads and benefitting from views over and access to the wonderful Crescent Amenity garden, this is an extremely rare opportunity to purchase one of the best examples of a premium Little Venice apartment. A charming open plan kitchen/reception flooded with natural light is positioned to the rear of the building overlooking the wonderful communal garden. A gargantuan master bedroom with wonderful volume and natural light benefits from a dressing room with plentiful storage and en-suite bathroom. A large second bedroom with ample built in storage, which overlooks the garden, is served by a large family bathroom. Further benefits include a designated basement vault storage area.

Warrington Crescent is superbly located for all the amenities Little Venice has to offer, these include Warwick Avenue (Bakerloo Line) and the shops & cafes of Clifton Road.



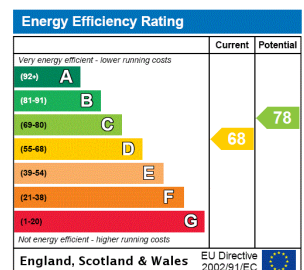
Warrington Crescent

London, W9

- A wonderful two bedroom, two bathroom apartment spanning approximately 1203 square feet.
- With views over and access to the wonderful and ever popular Crescent Amenity gardens.
- Positioned on Warrington Crescent in central Little Venice.
- Within close proximity of the charming shopping facilities of Formosa Street and Warwick Avenue underground.



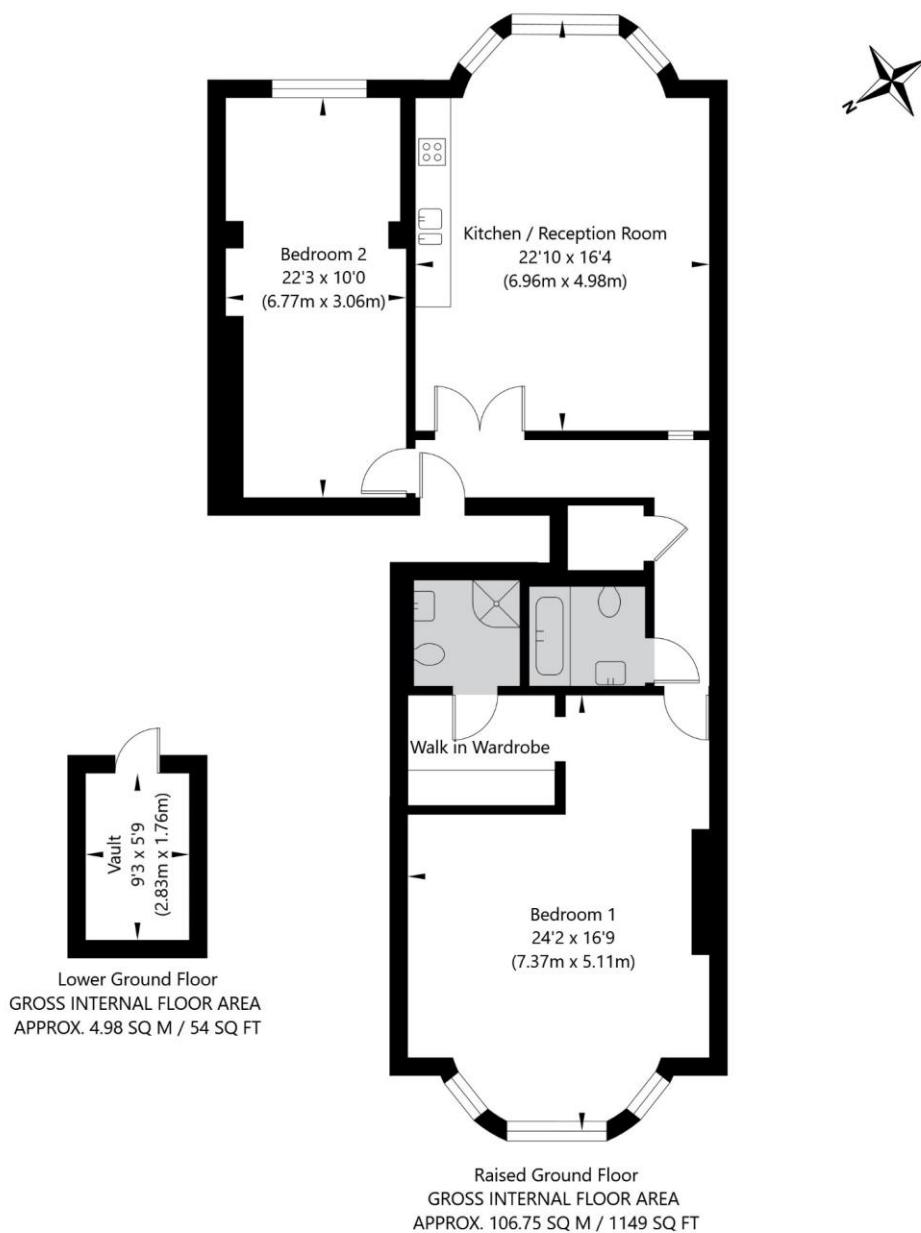
Tenure: Share of Freehold 993 years 8 months
Service Charge: £3566.32
Ground Rent: Peppercorn
Local Authority: City of Westminster
Council Tax Band: G



Chestertons Little Venice Sales

26 Clifton Road
Maida Vale
London
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

Warrington Crescent, London W9 1EH



APPROXIMATE GROSS INTERNAL FLOOR AREA 111.73 SQ M / 1203 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

