



Warrington Crescent

Little Venice, W9

Asking Price £2,100,000

A superb three bedroom garden apartment in one of Little Venice's prime crescents. Refurbished to a very high standard the property is light and airy with lots of storage. Comprising three double bedrooms, three contemporary bathrooms, stunning custom built Italian kitchen & dining-room, large reception with working fireplace leading to private patio garden

The property also benefits from direct access to beautiful mature communal gardens and a private entrance.

Warrington Crescent is conveniently located to Warwick Avenue Underground Station with the cafes & restaurants of Formosa Street on the doorstep.

CHESTERTONS



Warrington Crescent

Little Venice, W9

- Stunning Garden Apartment
- Three Double Bedrooms & Three Modern Bathrooms
- Italian Built Kitchen & Private Patio Leading to Communal Gardens
- Prime Residential Crescent Conveniently Located For Warwick Avenue Station



Tenure: Share of Freehold with a lease of 993 years remaining.

Service Charge: £4,500pa including building insurance.

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	71	79
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

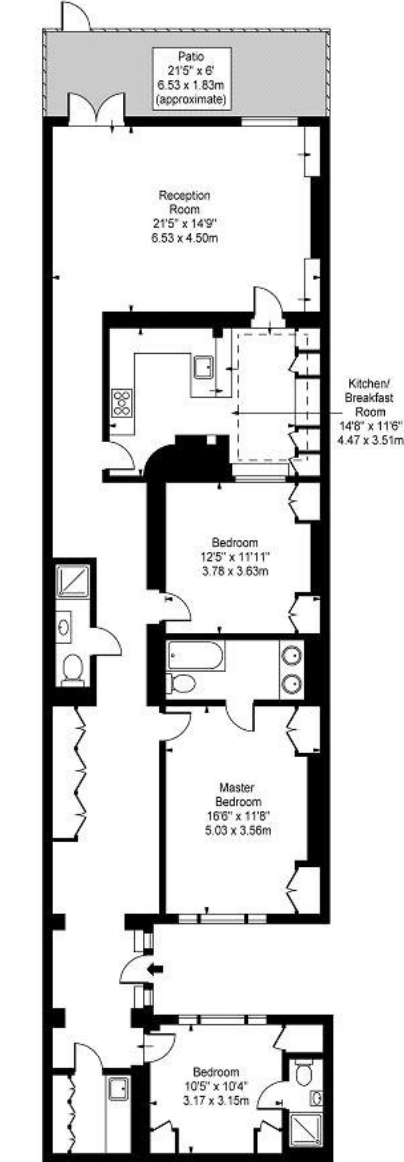
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Warrington Crescent,
Maida Vale, W9



Lower Ground Floor

Approx Gross Internal Area **1610 Sq Ft - 149.56 Sq M**

For Illustration Purposes Only - Not To Scale
Floor Plan by www.bpmmediagroup.com
Ref. No. P53950

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