



# Warrington Crescent

London, W9

Asking Price £895,000

A well-proportioned two double bedroom bright top floor loft style apartment located in the heart of Little Venice, with use and views of the sought-after Crescent Communal Gardens and access to a private terrace (not demised) with panoramic views over the communal gardens.

The apartment forms part of a grand stucco fronted Victorian terraced house, located on a quiet tree lined residential street. Warrington Crescent is situated a short walk from the boutique shops, cafes on Clifton Road (0.4 miles), the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line, 0.2 miles).

Disclaimer: The photos of the property are real, however all furniture and furnishings items have been computer generated (at actual scale) for illustration purposes only.





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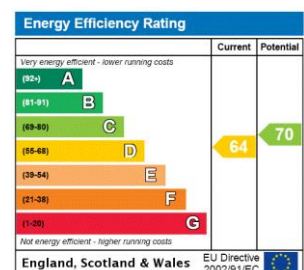
London, W9

- A stunning 2 bedroom top floor apartment spanning approx 710 square feet.
- Benefitting from a stunning (undemised) terrace overlooking the stunning Crescent Amenity Garden.
- The apartment has enviable access to the wonderful Crescent Amenity Communal Garden.
- Set on the ever popular Warrington Crescent.





**Tenure:** Share of Freehold 992 years  
**Service Charge:** £1700  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** F



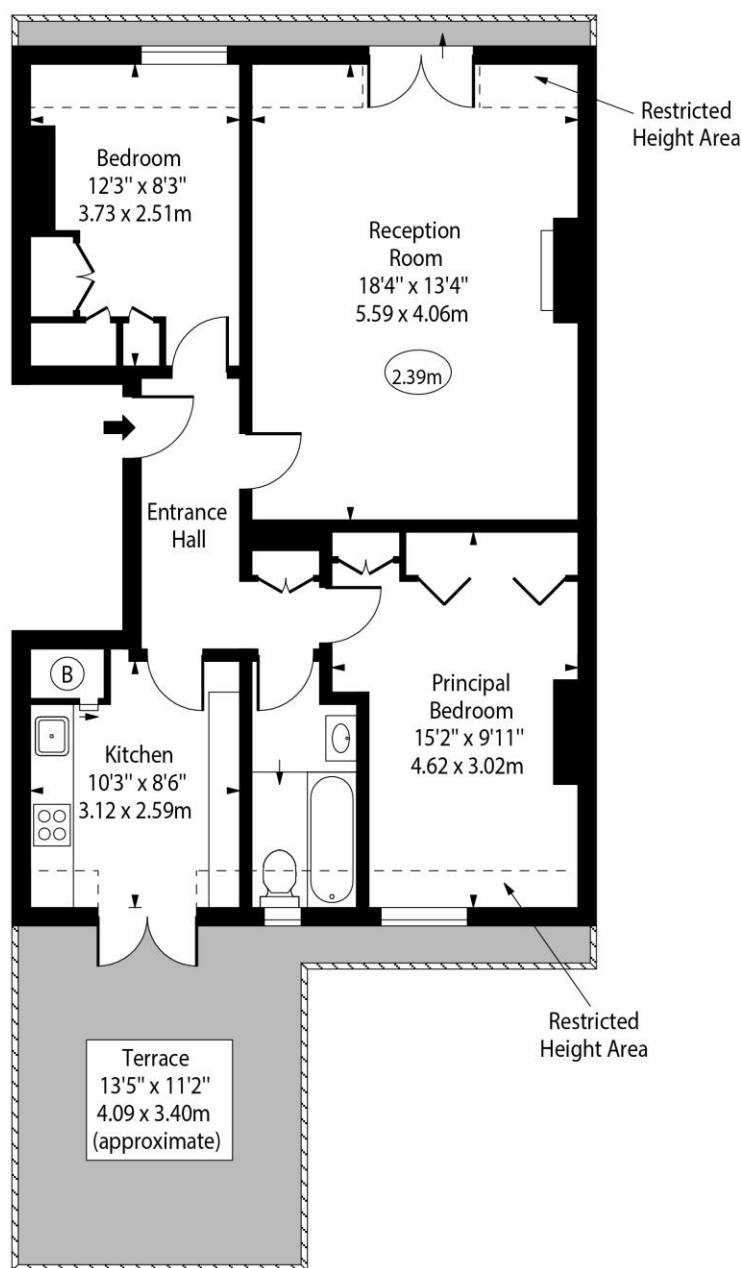
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# Warrington Crescent, W9



○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 653 Sq Ft - 60.66 Sq M

Approx. Floor Area Including Restricted Heights 710 Sq Ft - 65.96 Sq M

For Illustration Purposes Only - Not To Scale

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

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