



Warrington Crescent

Little Venice, W9

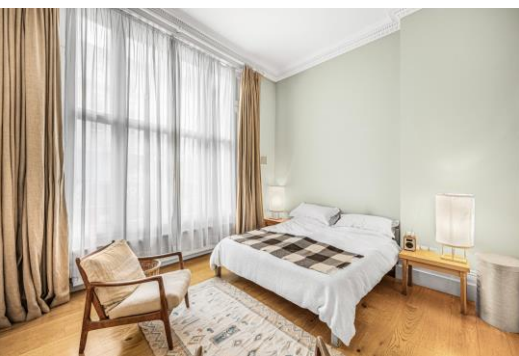
Asking Price £1,750,000

Positioned on the raised ground floor of a stucco fronted regency building, is this larger than average (1335 square feet) two bedroom, two bathroom apartment benefitting from stunning views of, and direct access to, the ever popular Crescent Amenity Communal Gardens.

The extra space is created by the kitchen being positioned over the lightwell which allows for a spacious dining room. Further accommodation comprises a stunning reception room with three double French doors giving access to a balcony and the communal garden beyond, a wonderfully large master bedroom with plentiful storage and en-suite bathroom, spacious entrance hall, useful mezzanine, and a second double bedroom which is served by a family bathroom.

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.

CHESTERTONS



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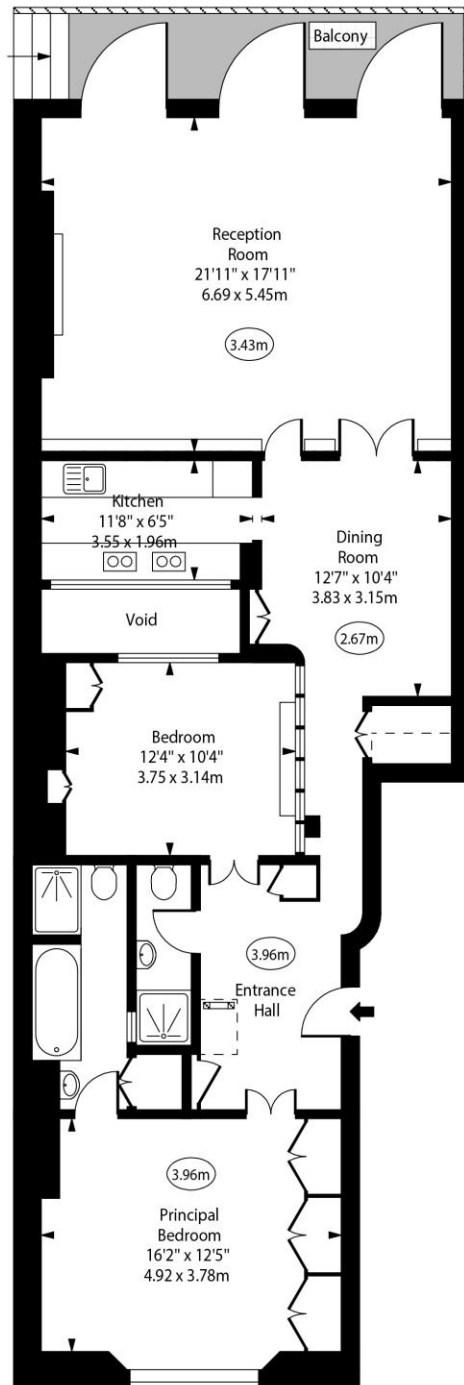
- A stunning, larger than average 2 bedroom raised ground floor apartment spanning approx. 1335 square feet.
- The apartment is positioned on Warrington Crescent in central Little Venice.
- Benefitting from direct access to the wonderful Crescent Amenity Communal Gardens.
- The apartment comes with a share in the freehold.



Tenure: Share of Freehold
Service Charge: £3,640.68 pa
Ground Rent: £0
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



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○ - Ceiling Height

Raised Ground Floor

Approx Gross Internal Area 1335 Sq Ft - 124.02 Sq M
(Including Mezzanine/ Loft)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 029741WI

