



Warrington Crescent

London, W9

Asking Price £1,450,000

Positioned on the top floor of an elegant red brick Victorian conversion is this immaculate and stylish two bedroom, two bathroom apartment spanning approximately 1170 square feet.

Benefitting from a spectacular roof terrace with views over, as well as access to, the wonderful Crescent Amenity communal garden, the accommodation comprises a spacious and bright open plan reception, kitchen, dining space, a wonderful master bedroom with plentiful storage and en-suite bathroom and a large second bedroom which is served by a large family bathroom.

Warrington Crescent is close to the cafes and restaurants in Formosa Street along with the shops on Clifton Road. The Bakerloo line station Warwick Avenue is a short stroll as is Paddington and the Elizabeth Line.

CHESTERTONS



Warrington Crescent

London, W9

- A charming and bright lateral two bedroom apartment spanning approximately 1170 square feet.
- Finished to a spectacular standard throughout, the apartment benefits from a charming roof terrace with far reaching views across London.
- With views over and access to the ever popular Crescent Amenity Communal Gardens.
- The apartment comes with a share in the freehold and is positioned on Warrington Crescent in central Little Venice.



Tenure: Share of Freehold 85 years 1 months

Service Charge: £5,122.16 pa

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: C

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

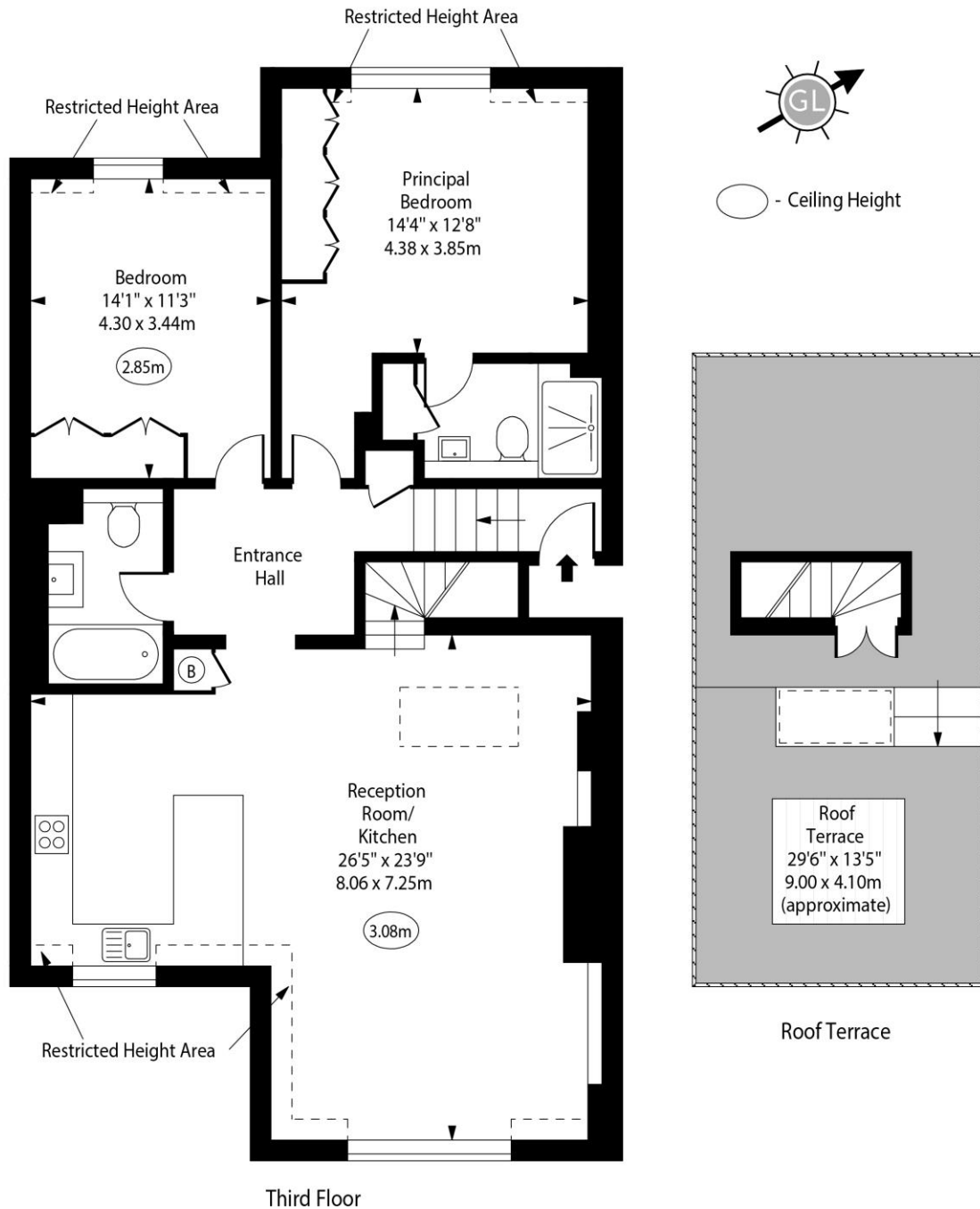
W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

[chestertons.co.uk](https://www.chestertons.co.uk)

Warrington Crescent, W9



Approx Gross Internal Area 1136 Sq Ft - 105.53 Sq M

Approx. Floor Area Including Restricted Heights 1168 Sq Ft - 108.51 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 024085J