



# Venetian House

45-49 Warrington Crescent, W9

£6,500 per month  
(£1,500 per week)

Unique 3 bedroom triplex maisonette in a prime period Crescent in the heart of Little Venice. This stunning property comprises: smart eat in kitchen, large dining room leading to sizeable terrace, further double reception, large master suite.

**CHESTERTONS**





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## 45-49 Warrington Crescent, W9

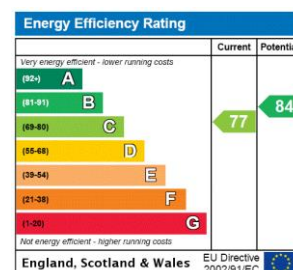
- Rarely Available Period Maisonette With Private Terrace
- Large Eat In Kitchen & Separate Dining Room
- Double Reception & Large Master Suite
- Sought After Garden Crescent





Unique 3 bedroom triplex maisonette in a prime period Crescent in the heart of Little Venice. This stunning, rarely available property comprises: smart eat in kitchen, large separate dining room leading to sizeable terrace overlooking beautifully maintained communal gardens, further double reception with garden views & a small work station area, a large master suite (with dressing room and full bathroom), further double bedroom with en-suite shower room. In addition there is a guest cloakroom and a separate small utility room. Moments to Warwick Avenue Underground Station with excellent links to Paddington & Central London.

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Unfurnished**

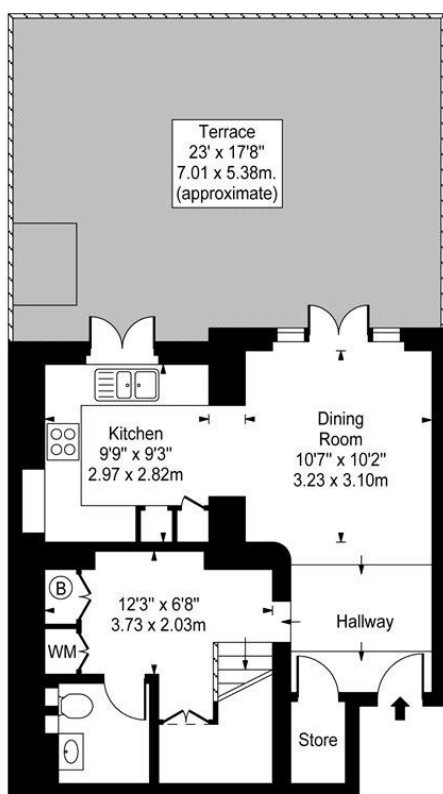


### *Chestertons Little Venice Lettings*

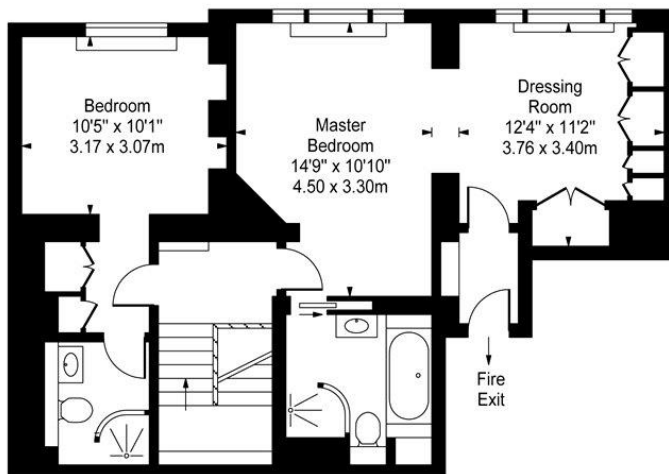
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Maida Vale  
London  
W9 1SX  
littlevenicetlettingsusers@chestertons.co.uk  
02072662369  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

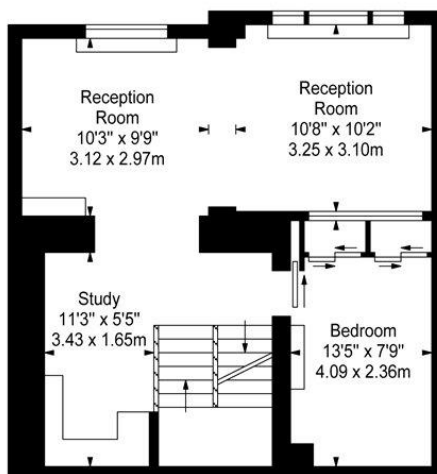
**Venetian House,  
Warrington Crescent, W9**



First Floor



Third Floor



Second Floor

**Approx Gross Internal Area 1690 Sq Ft - 157.00 Sq M**

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 007388M

