

Warrington Crescent, Maida Vale W9



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Overlooking the vast communal gardens, this is a beautifully designed two bedroom property in W9.

Warrington Crescent in Maida Vale is a picturesque residential street with elegant Victorian and Edwardian homes. Lush greenery and well-maintained gardens add to its charm.

This fantastic property has been well maintained throughout and comprises a bay-fronted reception room with high ceilings and wood floors, a contemporary kitchen with integrated appliances, and a conservatory style dining area overlooking the communal gardens.



**Asking price:** £2,250,000

**Tenure:** Share of freehold plus leasehold, approximately 994 years remaining

**Service charge:** £4,092.14 per annum\*

**Local authority:** City of Westminster

**Council tax band:** G

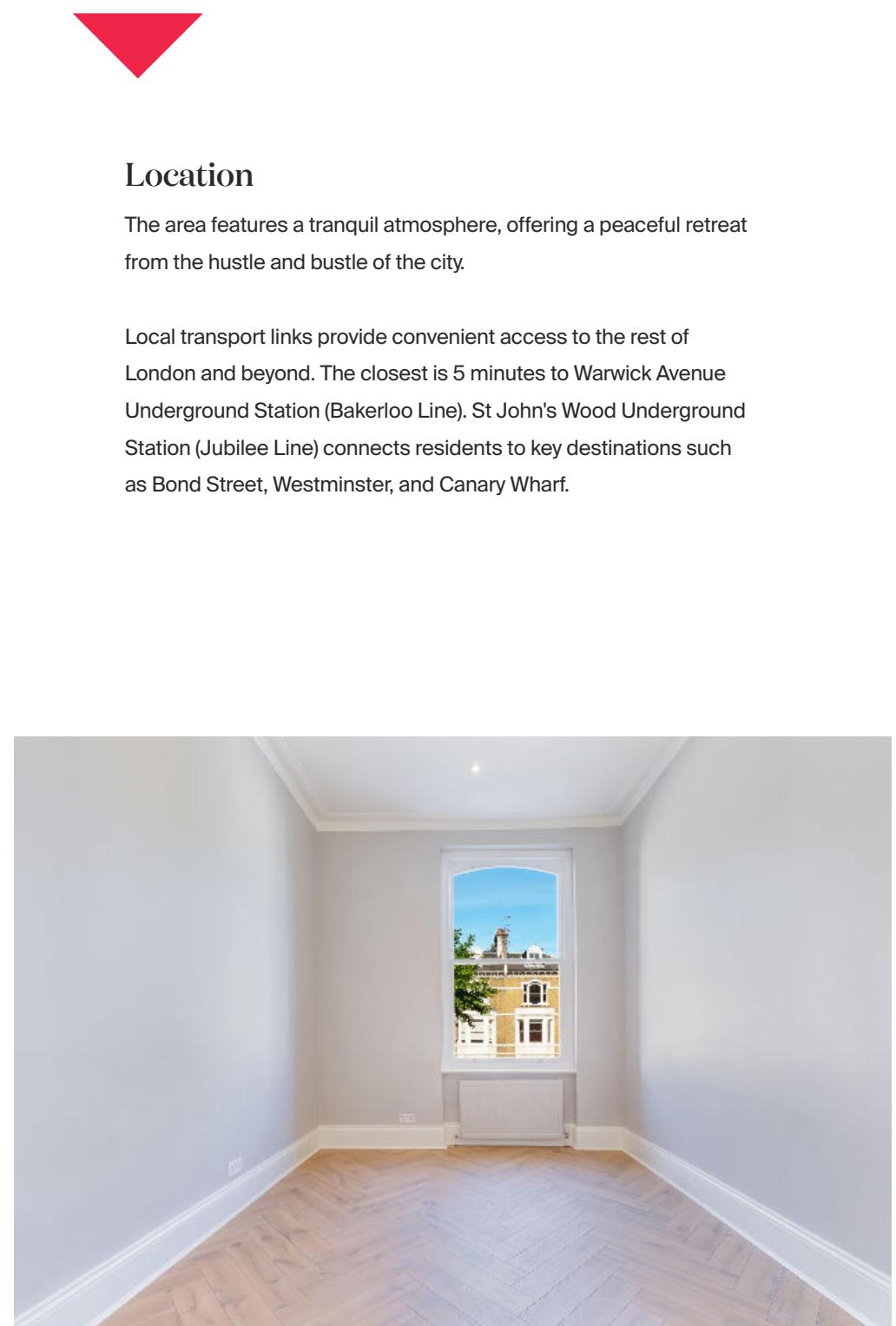




The principal suite offers extensive storage and en suite shower room. Furthermore, there's a second bedroom and bathroom with a freestanding bath.

\*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.





## Location

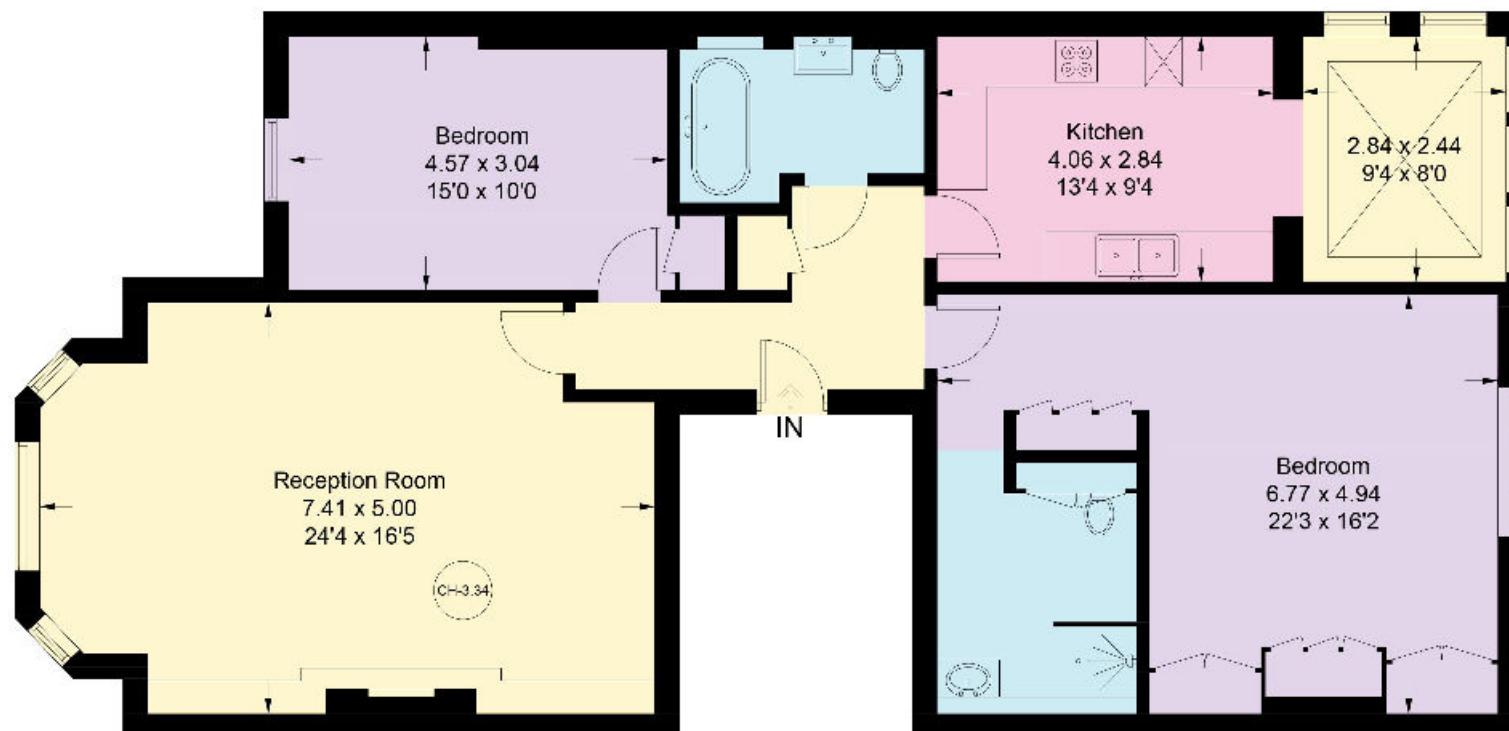
The area features a tranquil atmosphere, offering a peaceful retreat from the hustle and bustle of the city.

Local transport links provide convenient access to the rest of London and beyond. The closest is 5 minutes to Warwick Avenue Underground Station (Bakerloo Line). St John's Wood Underground Station (Jubilee Line) connects residents to key destinations such as Bond Street, Westminster, and Canary Wharf.



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Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft



## First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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