

Warrington Crescent, Warwick Avenue W9



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Located on the highly sought-after Warrington Crescent, this meticulously refurbished two bedroom apartment offers an exceptional blend of timeless elegance and contemporary living. Featuring high ceilings throughout, the spacious interiors are flooded with natural light, creating an inviting and airy atmosphere.

The property comprises an impressive reception room with an open-plan kitchen and bay window looking out towards the leafy communal garden, a principal bedroom with a luxurious en suite shower room and dressing room area, and a second bedroom with a fitted wardrobe and bathroom.



**Asking price:** £1,600,000

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

**Service charge:** £3,566.32 per annum, reviewed annually, next review date unknown. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** G





## Location

Residents also benefit from exclusive access to a beautifully maintained communal garden, perfect for enjoying peaceful moments outdoors.

The neighbourhood benefits from a vibrant local scene with an array of cafes, restaurants, and boutique shops in nearby Little Venice. Warrington Crescent benefits from excellent transport links, ensuring easy access to the rest of London. Warwick Avenue and Maida Vale Underground Stations (Bakerloo Lines) provide quick connections to central London and beyond.







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APPROXIMATE GROSS INTERNAL FLOOR AREA 111.73 SQ M / 1203 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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