



**1A Warrington Crescent, London
W9 1ED
Asking price £4,500,000 Freehold**



Nestled in the heart of Little Venice, Warrington Crescent presents an opportunity to own a white stucco house of grandeur and elegance. This unique freehold home boasts 4 bedrooms and 4 bathrooms, spread across 2,460 sq. ft of living accommodation. As you step inside, you are greeted by a custom-designed interior that exudes sophistication. The house spans three floors, offering a seamless blend of modern luxury and classic charm. The highlight of this residence is undoubtedly the stunning conservatory that leads to a spacious roof terrace, providing panoramic views of the communal gardens. The house features a large kitchen family room, and with four en suite bedrooms, and a galleried study area, there is ample space for both relaxation and productivity. The convenience of private parking for one vehicle adds to the allure of this remarkable home. Situated in a coveted location, Warrington Crescent is surrounded by the best that Little Venice has to offer. From the charming boutiques and cafes on Clifton Road, to the picturesque Regent's Canal, every amenity is within easy reach. The proximity to Warwick Avenue Underground Station ensures seamless connectivity to the rest of London, via the Bakerloo Line.



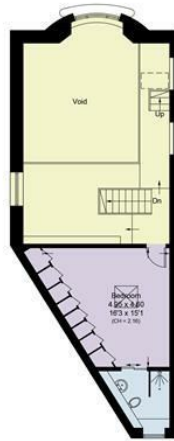
Warrington Crescent, W9
 Approximate Area = 214.1 sq m / 2304 sq ft
 Outbuilding = 14.5 sq m / 156 sq ft
 Total = 228.6 sq m / 2460 sq ft



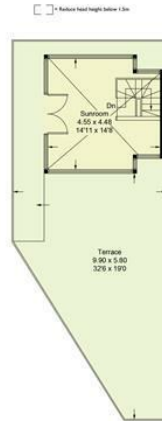
Lower Ground Floor
 Approximate Area = 75.7 sq m / 815 sq ft



Ground Floor
 Approximate Area = 75.2 sq m / 816 sq ft

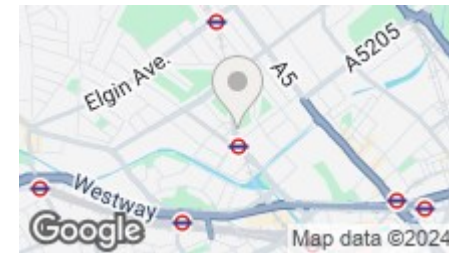


First Floor
 Approximate Area = 49.0 sq m / 527 sq ft



Second Floor
 Approximate Area = 19.1 sq m / 205 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	73

MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA
 Tel: +44 (0)207 586 1000
 ian@iangreenresidential.com
 www.iangreenresidential.com



