

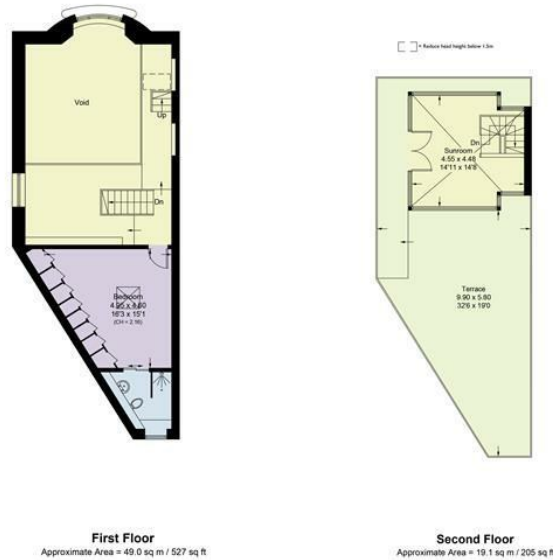


**1A Warrington Crescent, London
W9 1ED
Asking price £3,995,000 Freehold**

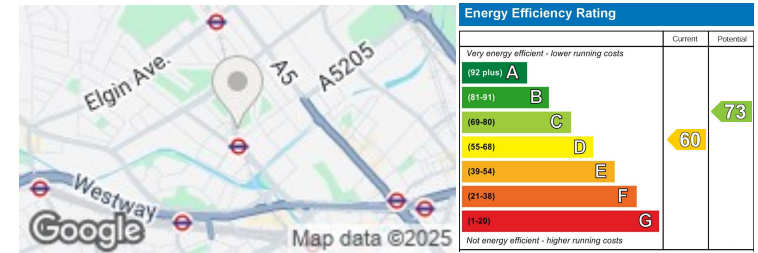
Nestled in the heart of Little Venice, Warrington Crescent presents an opportunity to own a white stucco house of grandeur and elegance. This unique freehold home boasts 4 bedrooms and 4 bathrooms, spread across 2,460 sq. ft of living accommodation. As you step inside, you are greeted by a custom-designed 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



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.



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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com



