



Warrington Gardens, London W9

£4,000,000

Discover this light filled five-bedroom family home, set in a predominant location amidst the resounding charm of Little Venice. This grand white stucco residence spreads across four floors with high ceilings throughout, providing a wealth of bright, flexible spaces designed for modern family living and sophisticated entertaining. The ground floor boasts an stylish reception room, bathed in light from its bay window and original shutters, overlooking the attractive front garden. A hidden kitchenette discreetly allows for effortless entertaining, while a spacious en-suite bedroom at the rear enjoys tranquil views of the communal gardens. On the first floor, a beautifully equipped kitchen flows seamlessly into the second spacious reception room through double doors, creating an airy, light-filled hub. A private study area offers a dedicated workspace, complemented by abundant integrated storage throughout. The second floor features a restful master bedroom with en-suite bathroom, two further bedrooms (a double and a single) and a family bathroom. The top floor provides a adaptable bonus space, currently a large double bedroom, complete with intelligent eaves storage. Enjoy delightful views over and approach to the landscaped communal gardens, and immerse yourself in the delightful 'village' atmosphere of Formosa Street's boutiques and eateries. Superb transport links, including Warwick Avenue Underground Station (Bakerloo Line) and Paddington's direct Heathrow connection. There are few and far opportunities to secure a truly exceptional residence in a coveted London location.

Warrington Gardens, London W9

Reception



Reception



Reception



Reception



Exterior

Kitchen



Kitchen



Warrington Gardens, London W9

Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Hallway

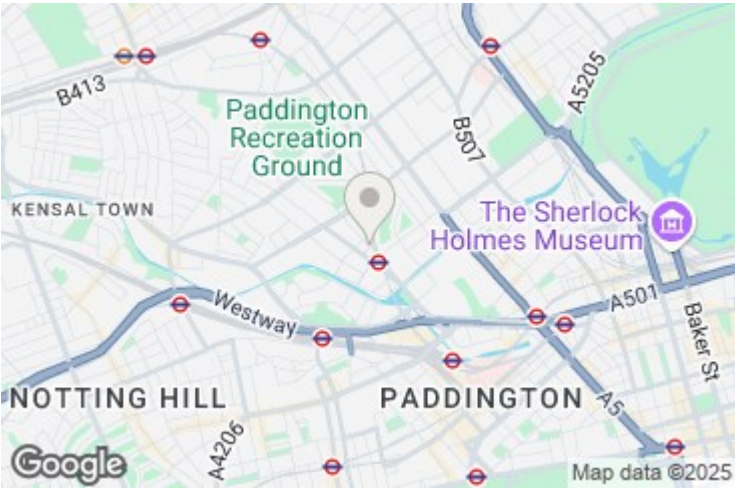


Warrington Gardens, London W9

Bathroom



Bathroom



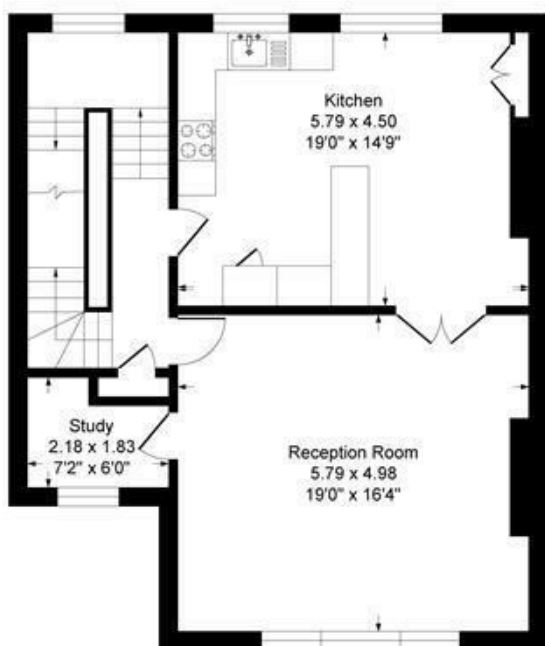
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

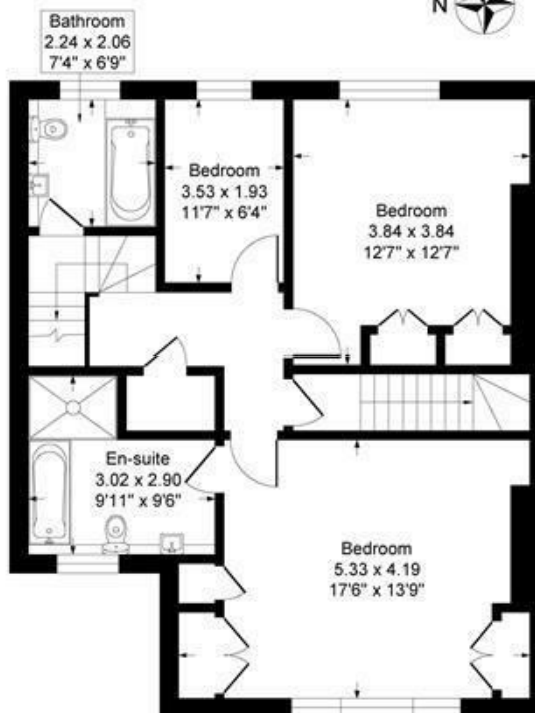
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Approximate Gross Internal Floor Area = 280.3 sq m / 3018 sq ft (Including Restricted Height Area)

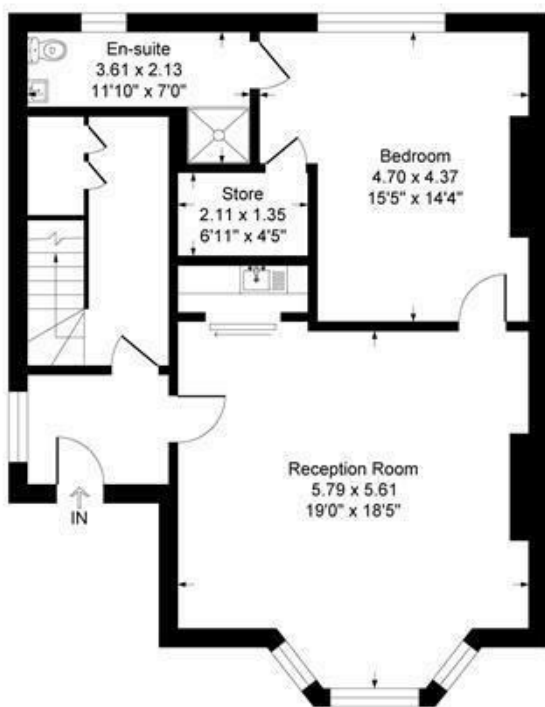
Approximate Gross Internal Floor Area = 236.3 sq m / 2544 sq ft (Excluding Restricted Height Area)



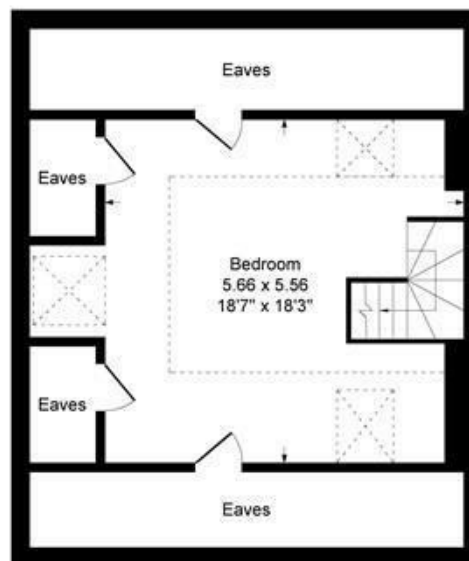
First Floor



Second Floor



Ground Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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