





KEY FEATURES

- Exceptional bright interiors
- Lift access
- Porter
- Access to communal gardens

Offering 1,393 sq ft of internal living space, the property provides comfortable and modern accommodation within walking distance of local shops, restaurants and transport links.

The apartment features a bright and generous reception room with ample space for dining and entertaining, alongside a separate, well-appointed kitchen. The principal bedroom includes a large ensuite bathroom, while the two further double bedrooms include one additional ensuite and a guest WC. The layout supports both privacy and functionality, making it suitable for families or professionals.

Manor House Court is situated on Warrington Gardens, in the heart of Little Venice. The property is 0.3 miles from Clifton Road and 0.1 miles from Formosa Street, both offering a range of independent shops and restaurants. Warwick Avenue Underground station (Bakerloo Line) is a short walk away, providing convenient access to central London, Paddington, Oxford Circus and beyond.



3 BEDROOM



2 BATHROOM





ACCOMMODATION

Reception/dining room

Kitchen/breakfast room

Principal bedroom with ensuite

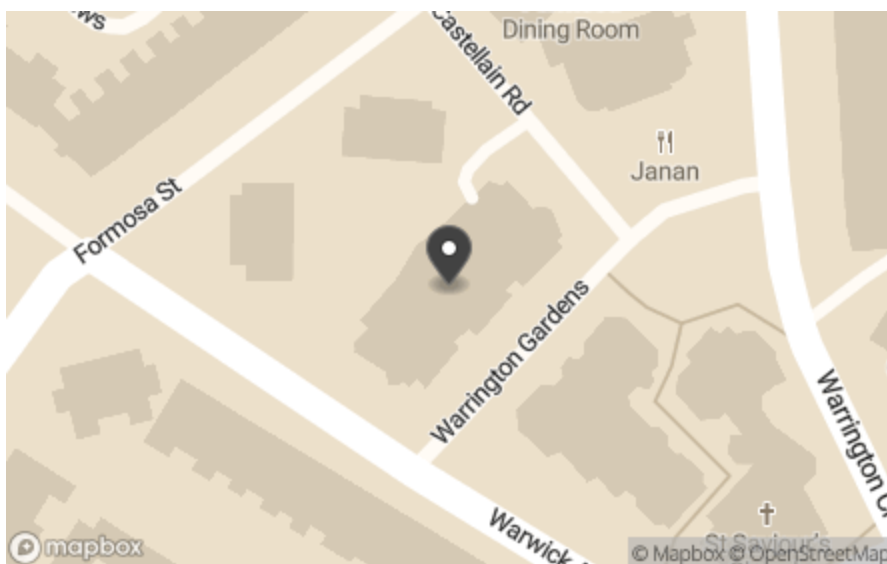
Second bedroom with ensuite

Third bedroom

WC

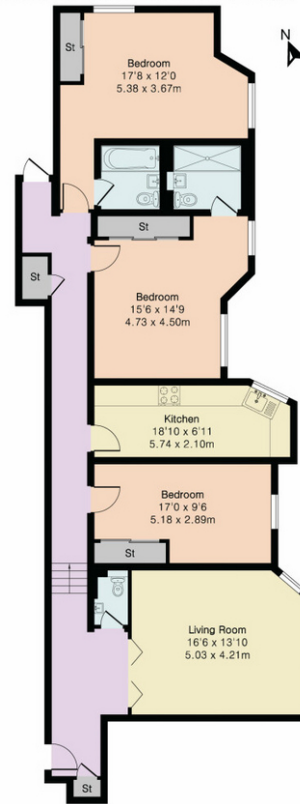
LOCATION

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Approximate Gross Internal Area 1393 sq ft - 129 sq m



Second Floor

TERMS

Price: £1,295,000

Tenure: Leasehold

Council Tax Band: G

Viewing: By appointment only



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+) 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	
England, Scotland & Wales	
EU Directive 2002/91/EC	

