



Warrington Crescent

London, W9

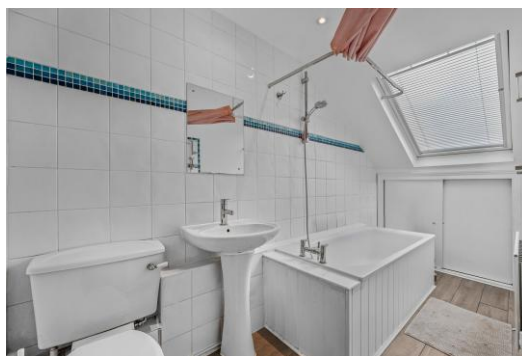
Asking Price £500,000

Positioned on the third floor of a Victorian conversion is this charming and spacious one bedroom apartment spanning in excess of 600 square feet.

Positioned on the ever popular Warrington Crescent in central Little Venice, with views over and access to the wonderful Crescent Amenity Gardens, the accommodation comprises a lovely reception, with plentiful eaves storage, overlooking the communal garden, a fully fitted kitchen, master bedroom also with plentiful storage and a family bathroom.

Warrington Crescent is located less than 0.1m to Warwick Avenue underground (Bakerloo Line) and 0.5m to Paddington Station (National Rail, underground, Heathrow Express, Elizabeth Line). You also have a plethora of fantastic independent cafes and restaurants at your doorstep.

CHESTERTONS



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- A spacious one bedroom apartment spanning in excess of 600 square feet.
- Set on the wonderful Warrington Crescent.
- With views over and access to the popular Crescent Amenity garden.
- Benefitting from a share in the freehold and long underlying lease.



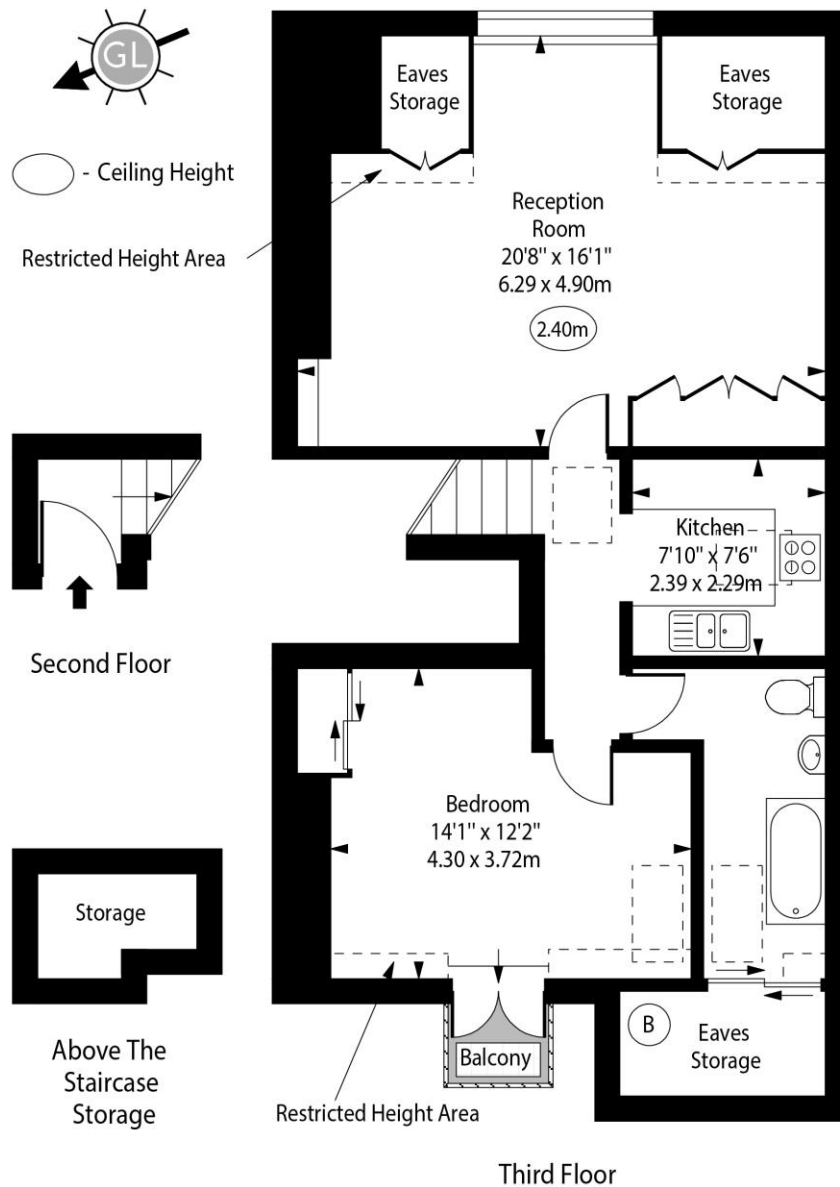
Tenure: Share of Freehold 955 years 8 months
Service Charge: £3500 including a reserve fund contribution of £2000
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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Approx Gross Internal Area 605 Sq Ft - 56.20 Sq M

Approx. Floor Area Including Restricted Heights 715 Sq Ft - 66.42 Sq M
(Including Eaves Storage)
(Excluding Above The Staircase Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

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