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Warrington Crescent, Little Venice, London, W2

Guide Price £775,000



Positioned on the third floor of an early Victorian regency style building is this two bedroom apartment spanning approximately 807 sq.ft

With views over Crescent Amenity communal gardens, and benefitting from abundant natural light, the accommodation comprises a spacious reception room, a modern fully fitted kitchen and two bedrooms. The property is sold chain free with a long lease attached.

Warrington Crescent is located in the heart of Little Venice just moments from the shops and cafes of Clifton Road and a short walk to Warwick Avenue Underground station (Bakerloo Line, Zone 2).

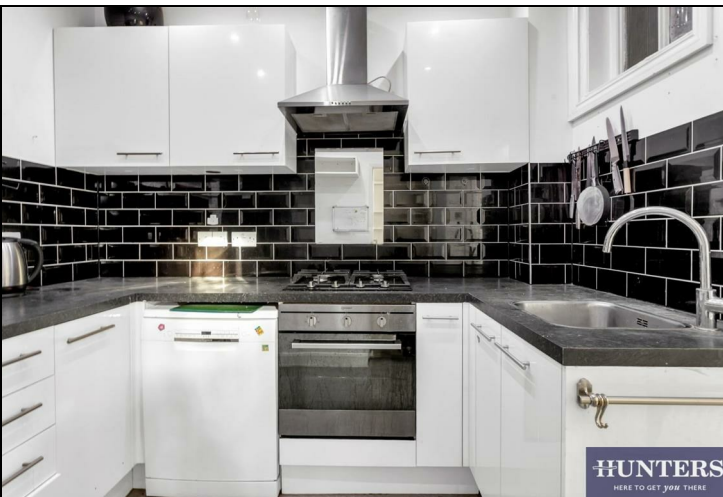
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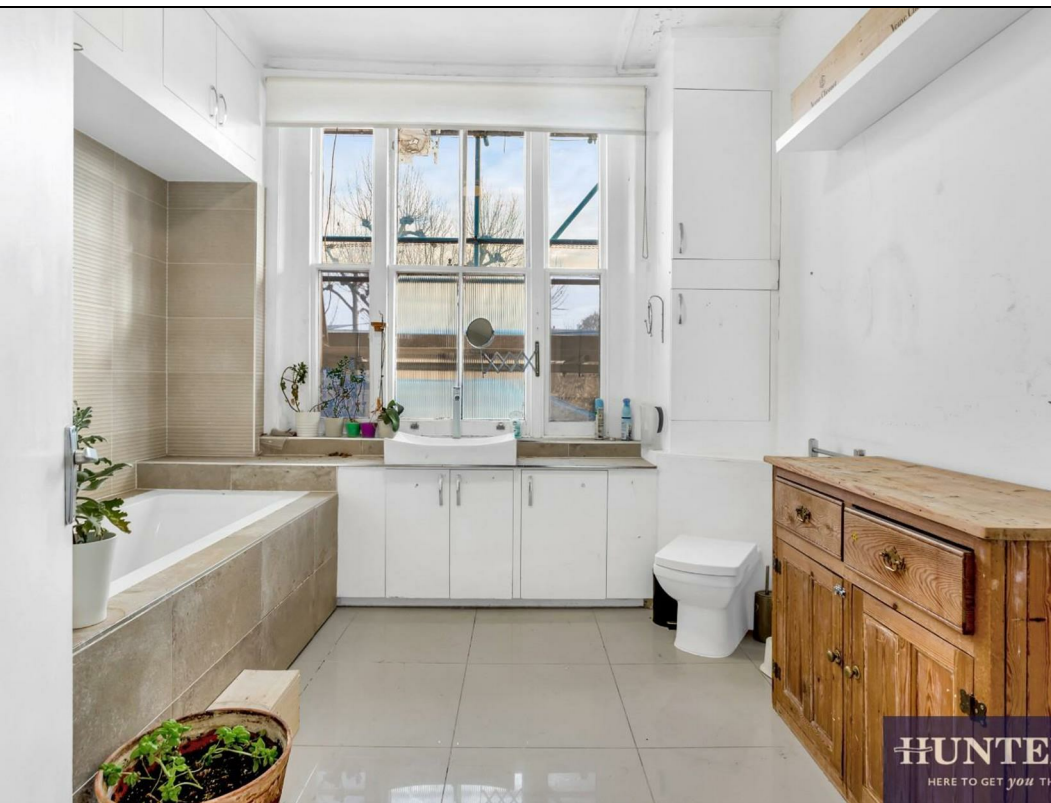




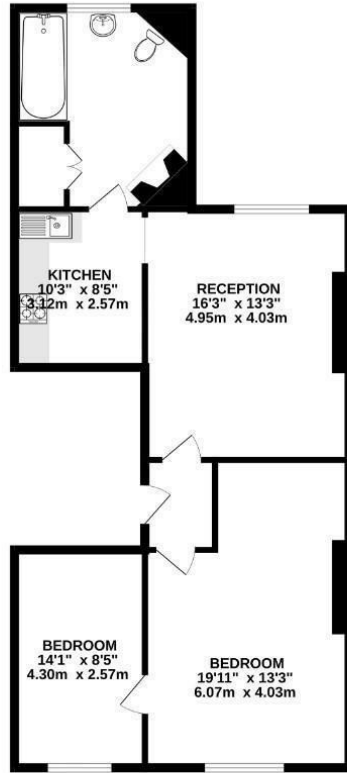
KEY FEATURES

- Two Bedroom Top Floor Apartment
 - Spanning over 807 sq.ft
 - Situated in Little Venice
 - Communal Gardens
 - Sold chain free
 - Long lease attached
 - High ceilings
- Close proximity to Warwick Avenue Bakerloo line



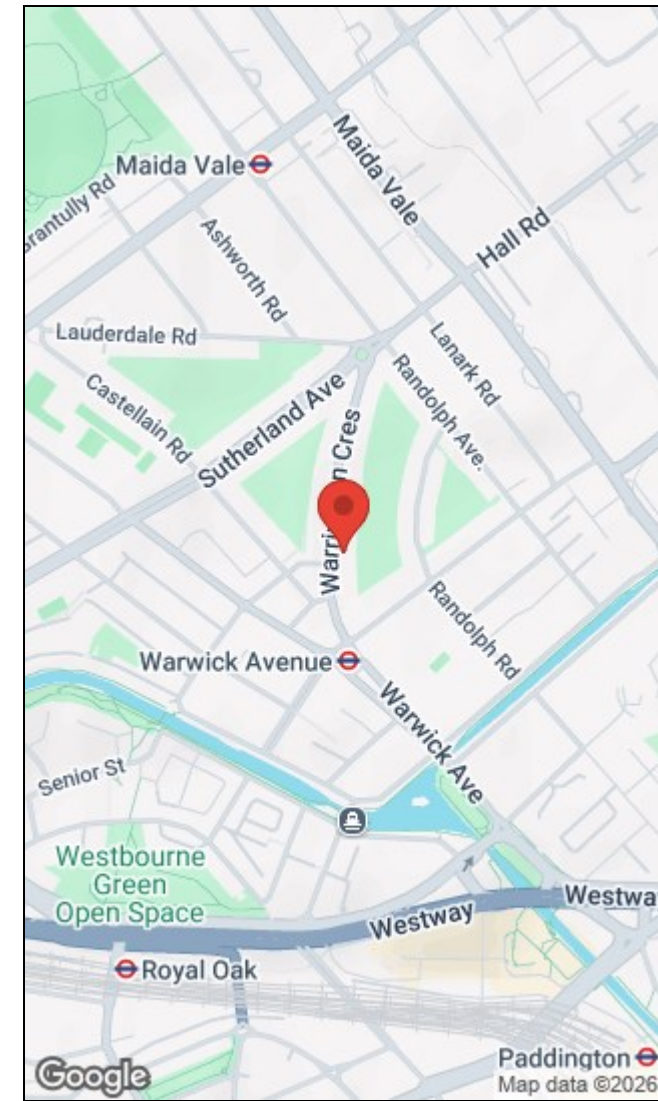


THIRD FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		75	83
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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