



Warrington Crescent

Maida Vale, W9

Offers in excess of £750,000

A stunning one to two bedroom apartment situated on the raised ground floor of a white stucco fronted period building in Little Venice.

This property is very well presented throughout with excellent ceiling heights, a spacious southwest facing living area and stairs leading to a unique mezzanine area above, which can be used for multiple purposes.

What make this place very special, is that you back on and have access to the 'Crescent' gardens, which are around 3 acres and beautifully presented all year round.

As for Location, Warwick Avenue is just a short stroll away with only one stop to Paddington station, as well as the amenities on Formosa Street and Clifton Road.

CHESTERTONS



Warrington Crescent

Maida Vale, W9

- Very high ceilings
- Ground Floor
- Crescent Communal gardens
- Elaborate cornicing



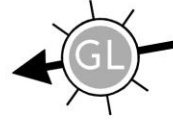
Tenure: Leasehold 169 years 9 months
Service Charge: £1,786.80 pa
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

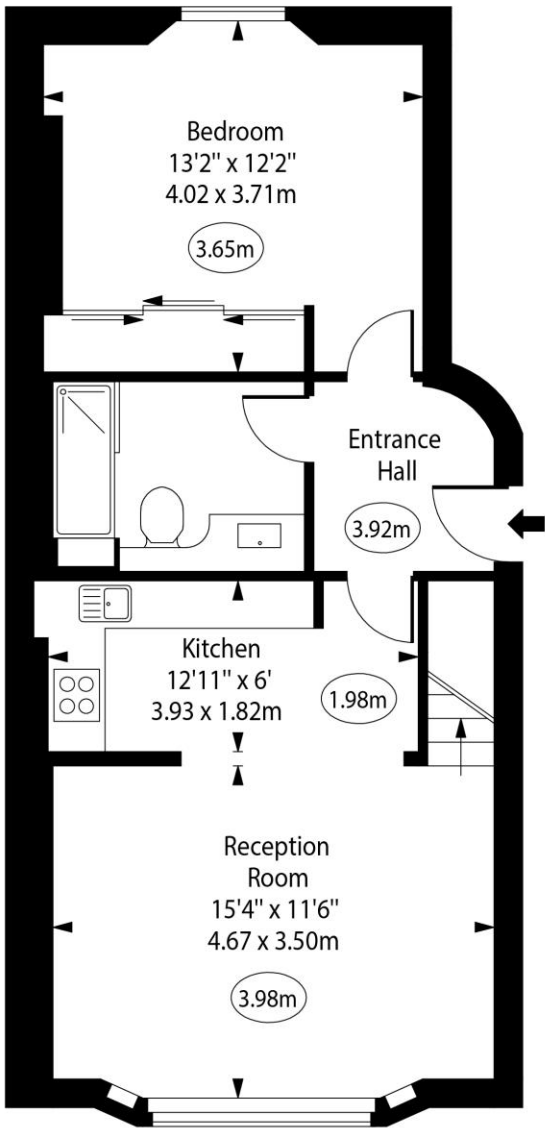
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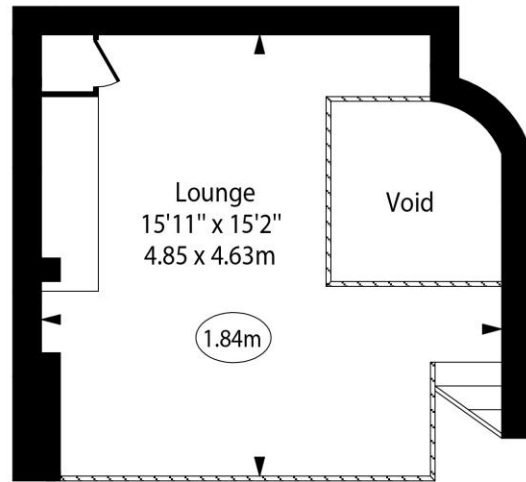
Warrington Crescent, W9



○ - Ceiling Height



Ground Floor



Mezzanine

Approx Gross Internal Area 722 Sq Ft - 67.07 Sq M
(Excluding Void)

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.

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