



HUNTERS®
HERE TO GET *you* THERE



Warrington Crescent, Little Venice, London, W9

Asking Price £650,000



****Auction Sale - 02/09/2026 - To book viewings, view the legal pack and register to bid please refer to the full sales particulars on the Savills Auctions website****

Positioned on the third floor of an early Victorian regency style building is this two bedroom apartment spanning approximately 867 square feet, a great opportunity for refurbishment.

With views over and access to the ever popular Crescent Amenity communal gardens, and benefitting from abundant natural light, the accommodation comprises a spacious reception room, an eat in modern fully fitted kitchen, a primary bedroom, and a second bedroom.

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).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

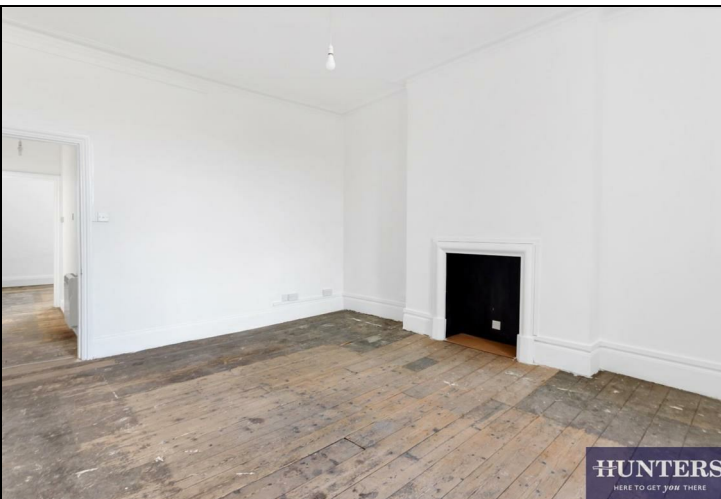


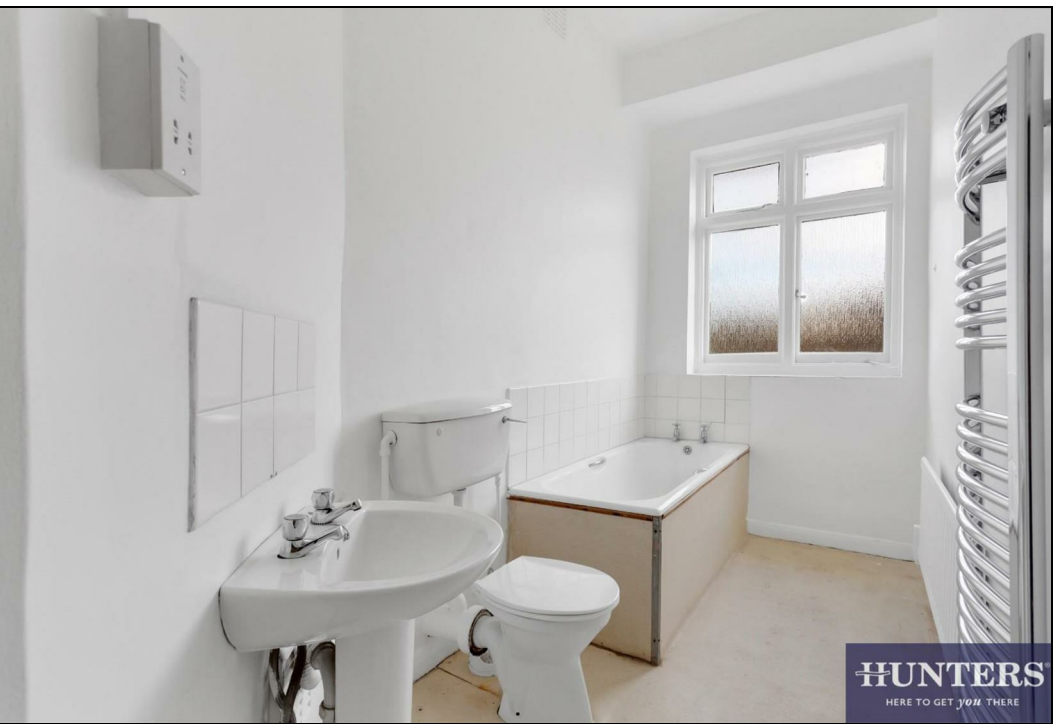
This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.



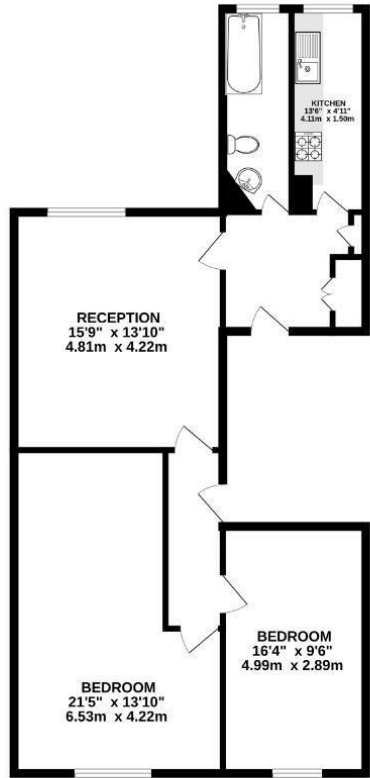
KEY FEATURES

- Two Bedroom Third Floor Apartment
- Spanning over 867 sq.ft. of internal living space
- High ceilings and an abundance of natural light
 - Sold chain free
 - Long lease attached
 - Communal gardens
- Close proximity to Warwick Avenue Bakerloo line
- Situated in Little Venice



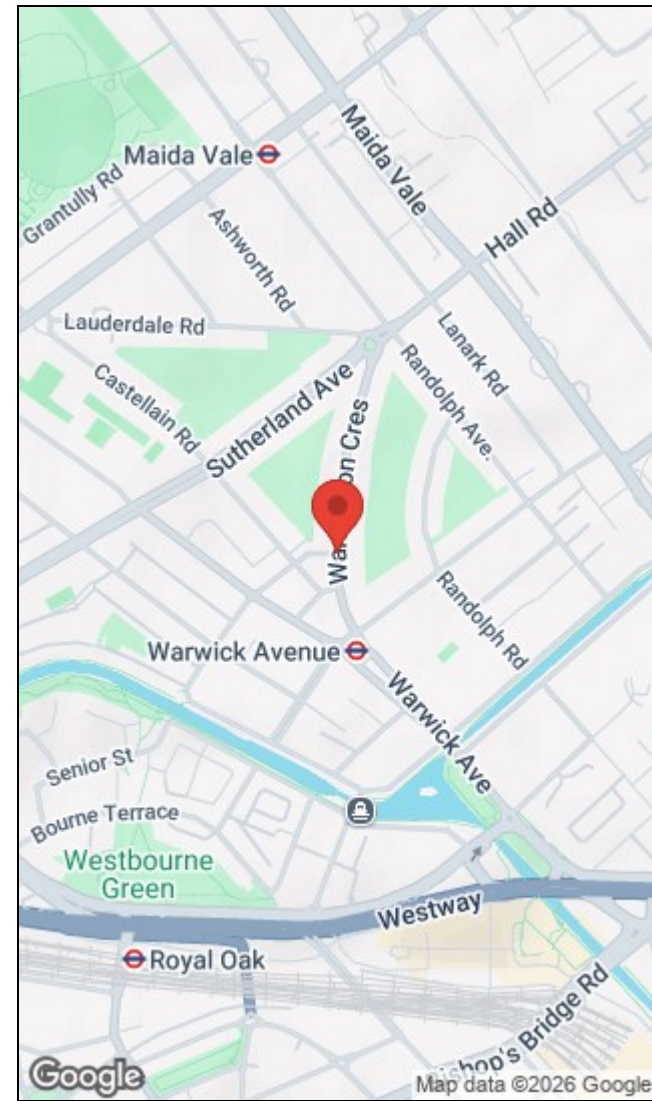


THIRD FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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.
Made with Miroplan 12.026



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			
		45			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.