



**BEAUCHAMP
ESTATES**

Warrington Crescent

MAIDA VALE





A refurbished two bedroom apartment in Little Venice.



Exterior

Occupying the raised ground floor of an elegant stucco-fronted Victorian conversion, the apartment enjoys direct access to the private Formosa Amenity Gardens through three full-height French doors. The secure residents' garden is a rare feature in central London and provides an attractive private green setting for residents.

Highlights

- Formosa Amenity Gardens
- Bespoke Pronorm kitchen
- American walnut flooring
- Soaring principal ceilings



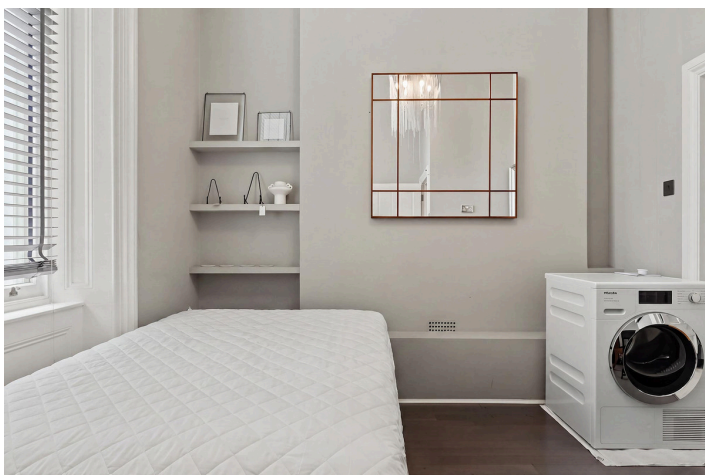


Interiors

This apartment has been refurbished to a high standard, with American black walnut flooring throughout the hallways and living areas. The full-width reception room is filled with natural light throughout the day and offers impressive ceiling heights, creating a generous entertaining space. A sleek galley kitchen sits just off the main living area and has been fitted with a bespoke German kitchen by Pronorm. Accommodation comprises two spacious double bedrooms, both with en suite bathrooms, together with an additional guest WC. The principal bedroom is particularly striking, with soaring ceilings and a dedicated mezzanine dressing area.

Features

- Communal Gardens



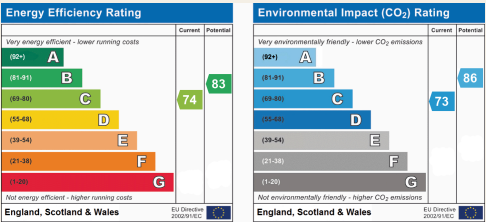
Location

Warrington Crescent is one of Little Venice's most desirable addresses, moments from the cafes, boutiques and restaurants of Formosa Street and Clifton Road. Warwick Avenue Underground Station on the Bakerloo Line is within easy walking distance, while Paddington Station provides excellent national, Underground and international connections.



Terms

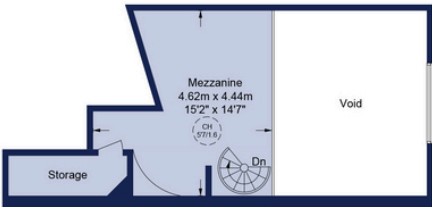
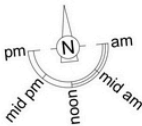
Price: £1,350 per week
Tenure:
Local Authority: Westminster
Council Tax: G



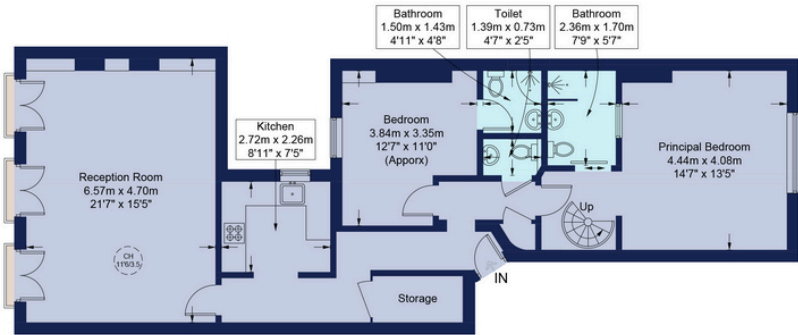
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Warrington Crescent, W9

Approximate Gross Internal Area =1254 sq ft / 116.5 sq m
(Excluding Void)



First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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