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# Warrington Crescent, Little Venice, London, W9

Asking Price £800,000



Positioned on the third floor of an early Victorian regency style building is this two bedroom apartment spanning approximately 807 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](mailto:westhampsteadsales@hunters.com) | [www.hunters.com](http://www.hunters.com)

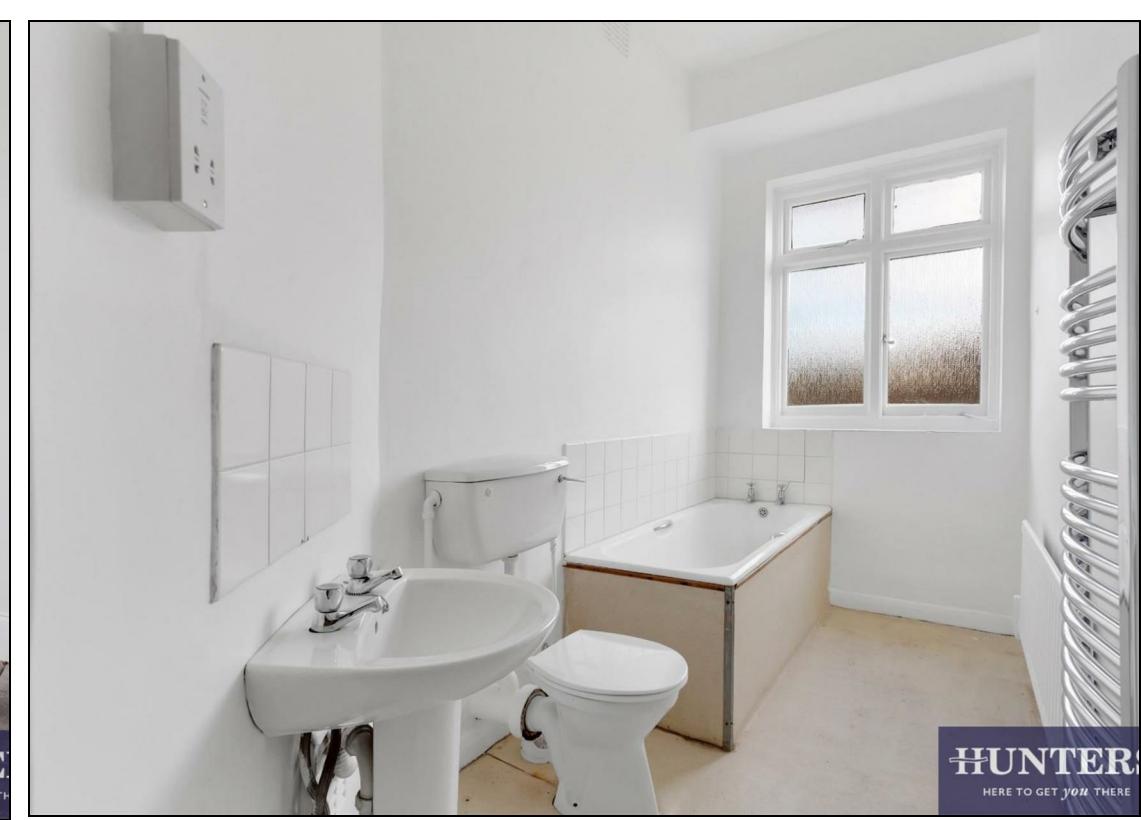
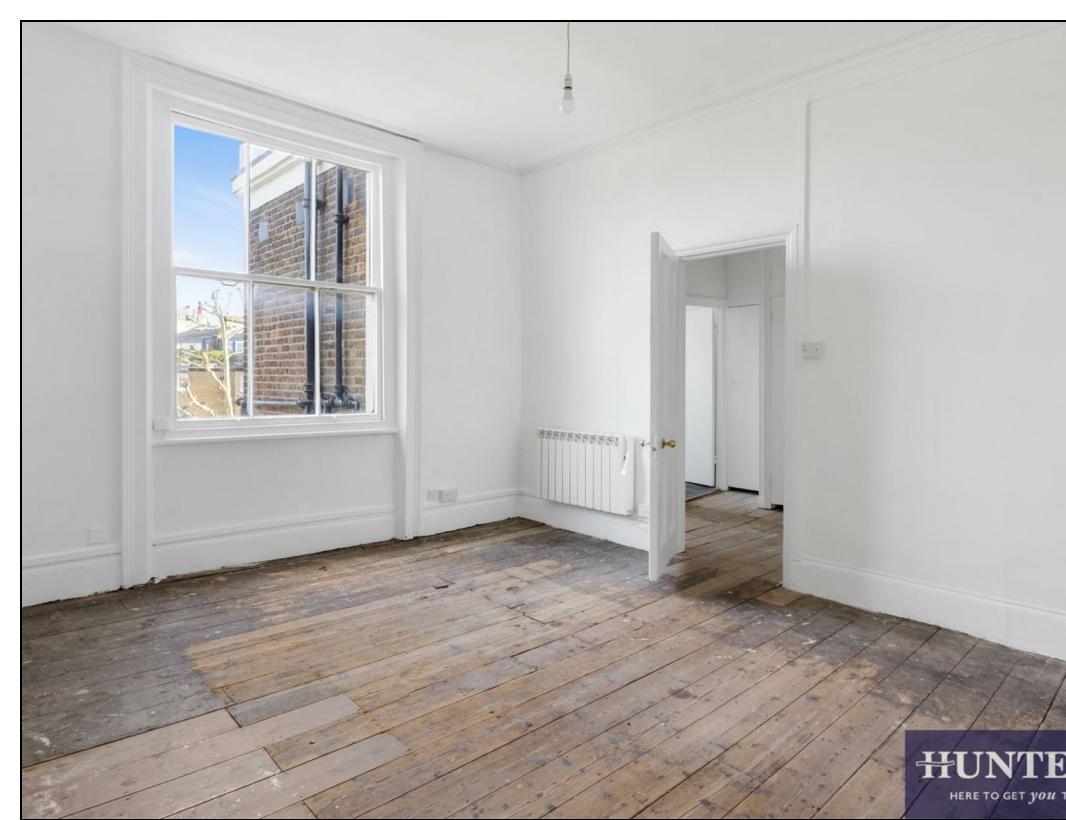


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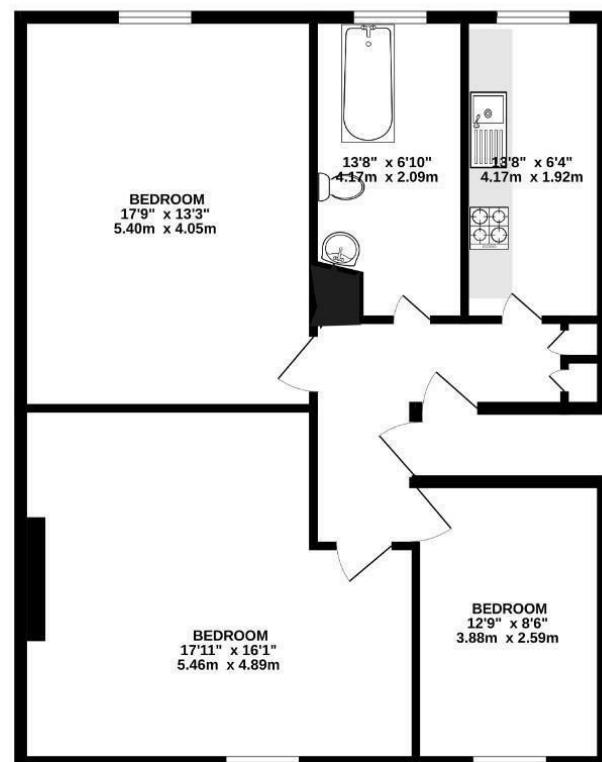
## KEY FEATURES

- Two Bedroom Third Floor Apartment
- Spanning over 807 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



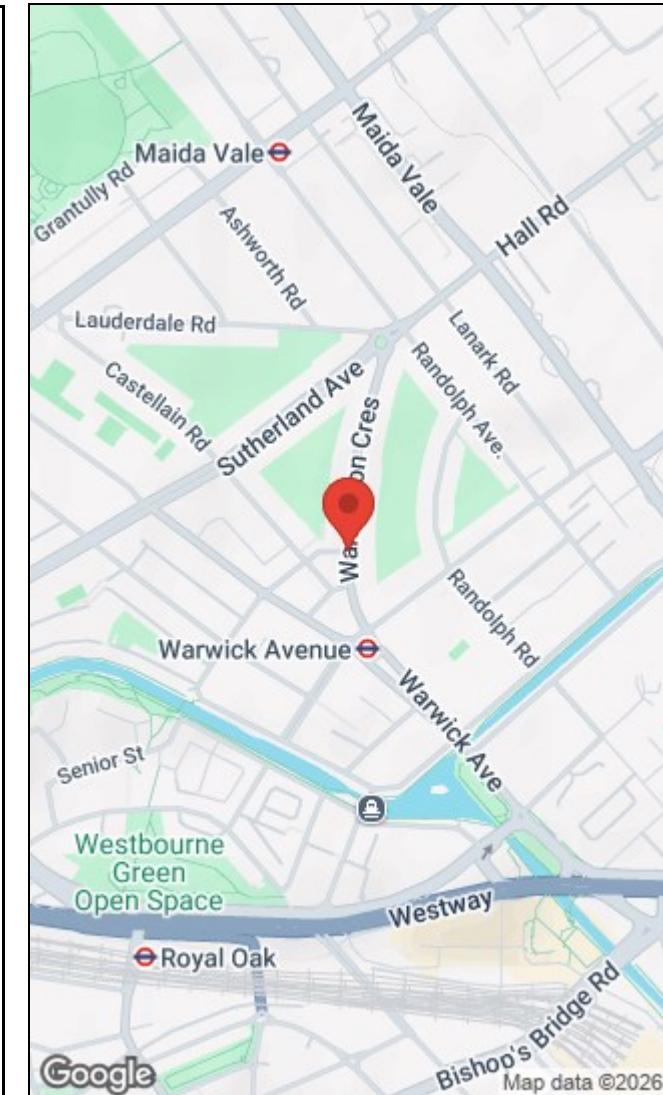


THIRD FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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 inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for 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. Measured November 2002.



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