



# Warrington Crescent

Maida Vale, W9

Asking Price £895,000

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 south west 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

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



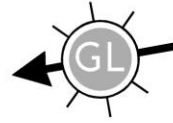
**Tenure:** Leasehold 169 years 11 months  
**Service Charge:** £1,786.80 pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

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		

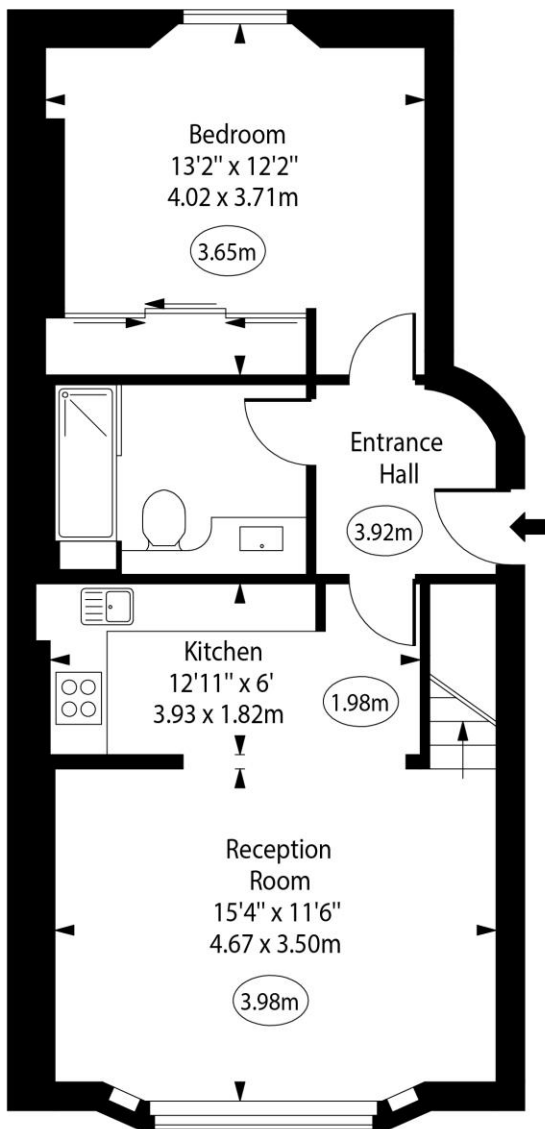
### *Chestertons Little Venice Sales*

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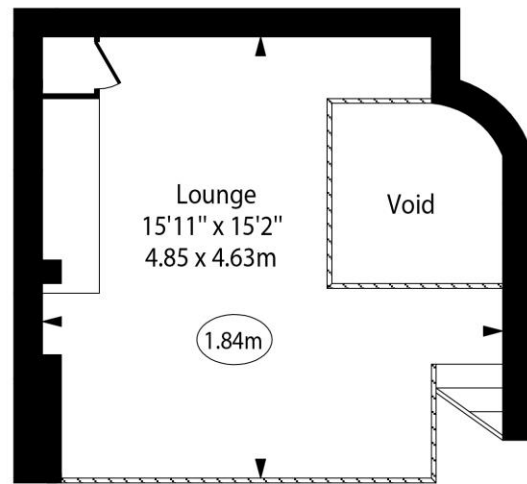
# Warrington Crescent, W9



○ - 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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 031237D

