



## Third Floor Flat 3

Warrington Crescent | Maida Vale | London | W9 1ED

£800,000

**PARK & VALE**  
sales | lettings | management

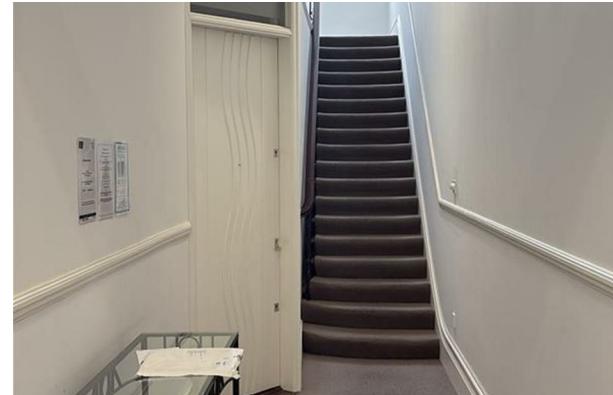
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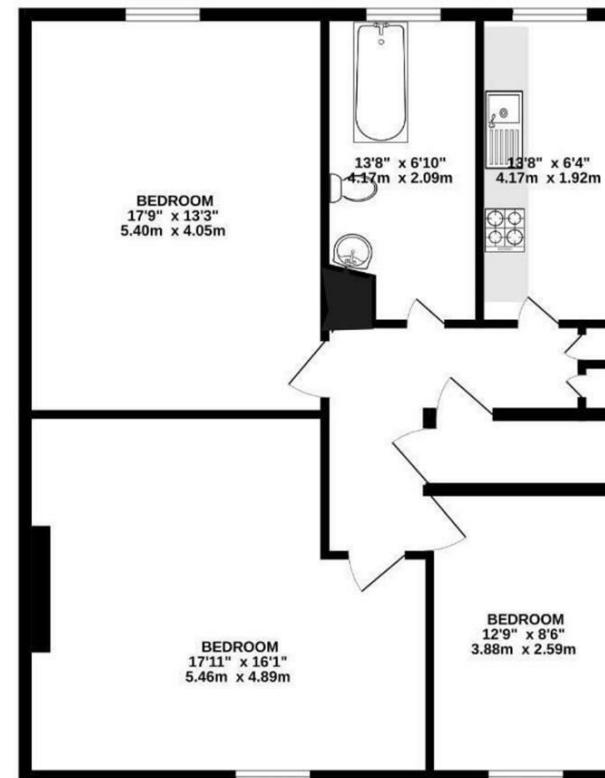
Nestled in the charming area of Warrington Crescent, Maida Vale, this delightful two-bedroom flat offers a unique opportunity for those seeking a property with great potential. Housed within a conversion dating back to the early 1900s, this residence boasts a generous 860 square feet of living space, providing ample room for both relaxation and creativity.

As you enter, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The two well-proportioned bedrooms offer comfortable retreats, while the bathroom is conveniently located to serve both rooms. The flat presents a blank canvas, allowing you to tailor the interiors to your personal taste and style, making it an ideal project for those looking to invest in a property that can be transformed into their dream home.

- Long lease
- Excellent location
- Close links to Bakerloo Line
- Next to local amenities
- Close to Little Venice
- Highly desirable street
- Part of Maida Vale Conservation area
- Blank canvas



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



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

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