



Warrington Crescent

Little Venice, W9

Asking Price £850,000

Set on the third floor of a spectacular stucco fronted building, overlooking the stunning Formosa amenity garden is this spacious and light two bedroom apartment.

Benefitting from a share of freehold and access to the communal gardens, finished to a high specification the accommodation comprises two double bedrooms with ample built in storage, one bathroom, kitchen and bright reception room which overlooks the garden.

Warrington Crescent is superbly located to take advantage of the local amenities, which include Warwick Avenue (Bakerloo line) and the local shops/cafes of both Formosa Street and Clifton Road.

CHESTERTONS



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- A wonderful two bedroom apartment spanning approximately 750 square feet.
- The apartment is finished to a high specification throughout.
- Benefitting from wonderful views over and access to the charming Formosa Amenity Communal Gardens
- The apartment comes with a share in the freehold.



Tenure: Share of Freehold 79 years 11 months

Service Charge: £2800

Ground Rent: £0 TBC

Local Authority: City Of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	91 B

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

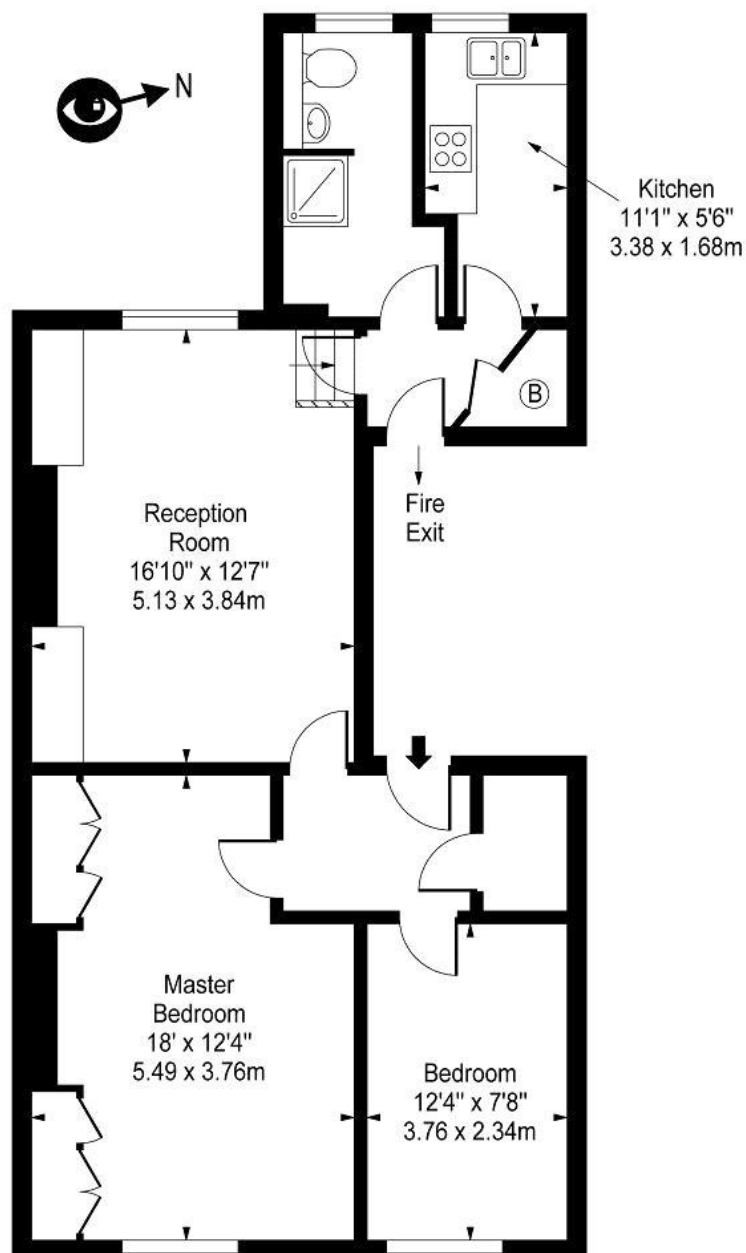
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Third Floor

Approx Gross Internal Area **746 Sq Ft - 69.30 Sq M**

For Illustration Purposes Only - Not To Scale

Floor Plan by www.bpmmediagroup.com

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