



## 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 798 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
- Close links to Bakerloo Line
- Close to Little Venice
- Part of Maida Vale Conservation area
- Third floor, no lift access
- Excellent location
- Next to local amenities
- Highly desirable street
- Blank canvas
- Access to communal gardens



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

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