WARRINGTON CRESCENT

LITTLE VENICE • W9

Knight Frank

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Stunning one bedroom apartment for sale in Little Venice

Master Bedoom with en suite Bathroom and Dressing Area • Reception Room • Kitchen • Guest WC • Communal Gardens • Approximately 64.10 sq m (690 sq ft)

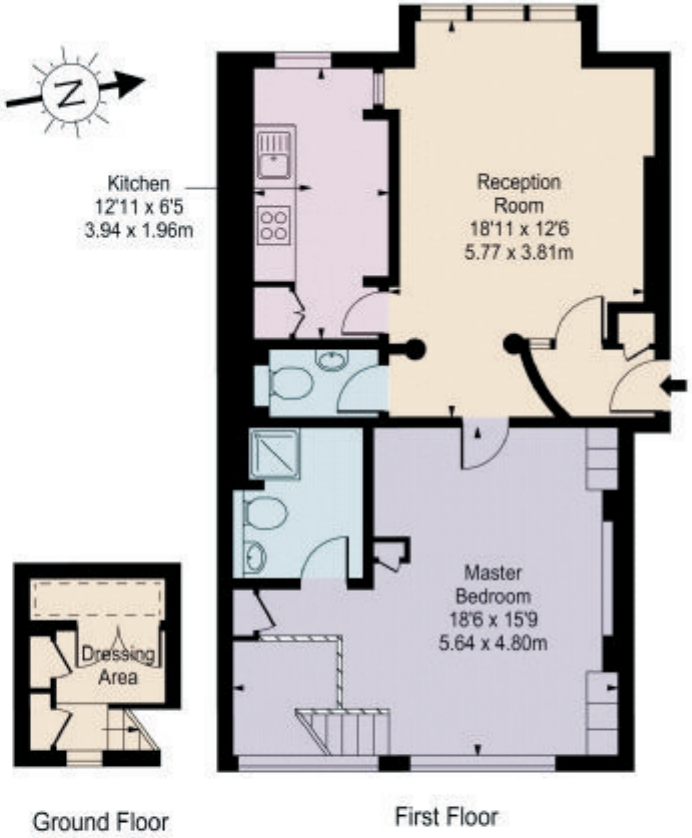
Offered for sale measuring approximately 690 sq.ft. is this amazing one bedroom apartment set on the first floor of a converted building on Warrington Crescent. Benefitting from access to the communal gardens and a Share of Freehold.

The apartment comprises a large reception room and a separate fully equipped kitchen. There is a magnificent master bedroom suite with views of the gardens plus an extra guest cloakroom.

The property is ideally located and is within walking distance to Warwick Avenue Underground Station (Bakerloo Line - 0.1 miles) as well as being within close proximity to the shops and cafes on both Formosa Street (0.1 miles) and Clifton Road (0.3 miles).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Warrington Crescent, W9



Approx Gross Internal Area **672 Sq Ft - 62.43 Sq M**

Approx Floor Area Including Restricted Heights **690 Sq Ft - 64.10 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.33161

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection,searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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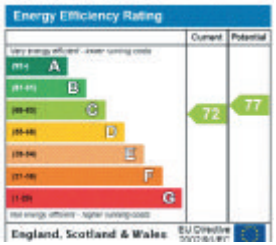

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