



Manor House Court

11 Warrington Gardens, W9

Asking Price £1,300,000

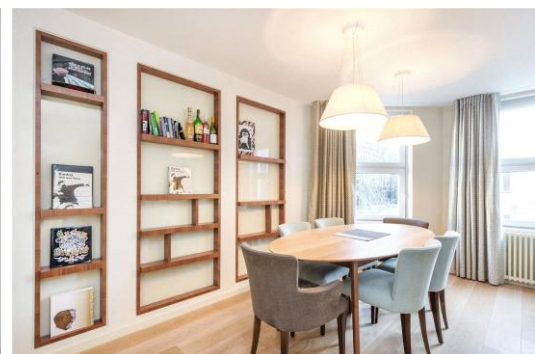
A fantastic two bedroom modern flat spanning approximately 1200 square feet and positioned on the 3rd floor of this excellent building in the heart of W9. Finished to a fantastic standard & offering brilliant entertaining space as well as modern appliances.

A bright entrance greets you which leads to the large reception room with wooden floors, contemporary integrated kitchen with dining area, master bedroom with walk in wardrobe & stylish en-suite, second double bedroom with en-suite, utility room and guest cloakroom.

The property benefits from an on-site porter and lift.

Manor House Court is situated on Warrington Gardens, in the heart of Little Venice. The property is 0.3 miles from Clifton Road and 0.1 miles from Formosa Street, both offering a range of independent shops and restaurants. Warwick Avenue Underground station (Bakerloo Line) is a short walk away, providing convenient access to central London, Paddington, Oxford Circus and beyond.

CHESTERTONS



Manor House Court

11 Warrington Gardens, W9

- A fantastic two bedroom apartment positioned on the third floor and spanning approx. 1200 square feet.
- Benefitting from an exceptionally long lease.
- The block has a lift and on site porter.
- Positioned on central Little Venice.



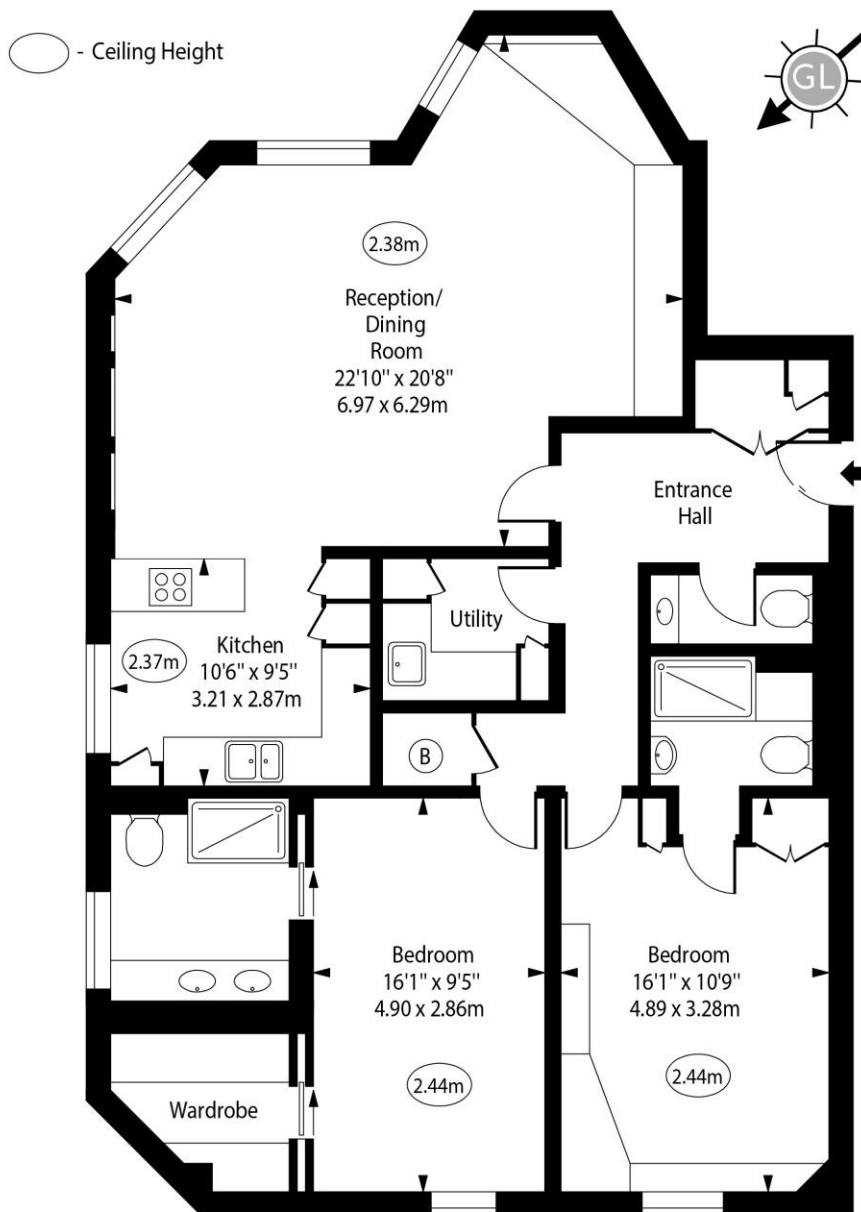
Tenure: Leasehold 157 years 10 months
Service Charge: £5390.99
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

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Manor House Court, Warrington Gardens, W9



Third Floor

Approx Gross Internal Area 1198 Sq Ft - 111.29 Sq M

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

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