



Warrington Crescent

LITTLE VENICE • £3,495,000

A three bedroom apartment situated on the raised ground & first floor with the rare benefit of both a private West facing terrace and direct access to Formosa Amenity communal gardens.

- Three Bedrooms
- Raised Ground & First Floor
- Private West Facing Terrace
- Direct access to Formosa Gardens

DESCRIPTION

Finding a west facing duplex apartment with direct access to communal gardens is always a task and finding one that is on the raised ground & first floor is even harder. However that is what this property is! comprising three bedrooms, two bathrooms on the ground floor, with a large, grand reception room, separate kitchen and full width private west facing terrace. This is truly a one of one in Little Venice.

Quote Reference: 707217

TERMS

Price: £3,495,000

Tenure: Share of Freehold

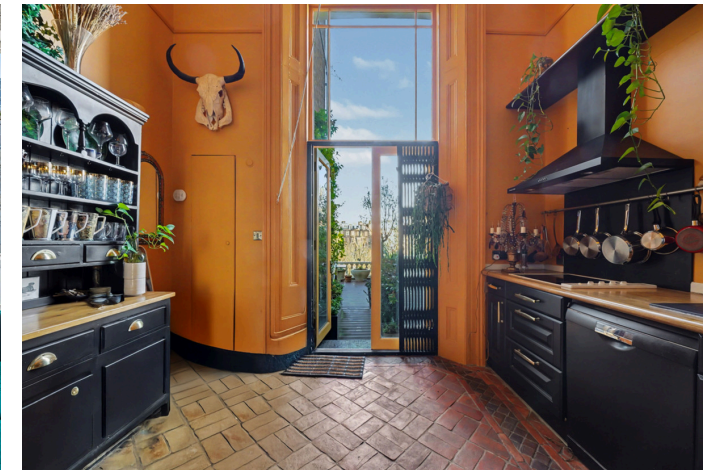
Ground Rent: £0.01

Service Charge: £7,148.00

Local Authority: Westminster

Council Tax: H

Energy Rating:




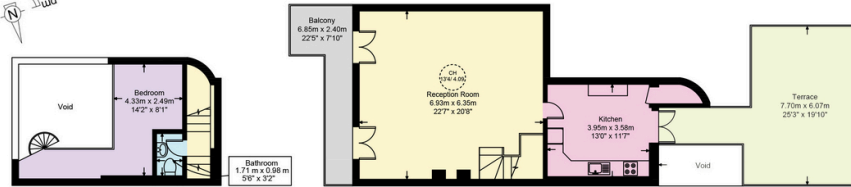
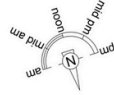


Warrington Crescent, W9

Approximate Gross Internal Area = 2020 sq ft / 187.7 sq m
(Including Restricted Height)

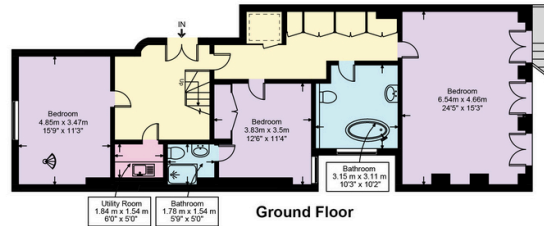
Restricted Height = 17.2 sq ft / 1.6 sq m

 = Reduced headroom below 1.5m/ 5' 0



Ground Floor Half Landing

First Floor




Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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