



# Warrington Crescent

Maida Vale, W9

Asking Price £950,000

Positioned on the second floor of an early Victorian regency style building is this stunning two bedroom, two bathroom apartment spanning approximately 795 square feet.

With views over and access to the ever popular Crescent Amenity communal gardens, and benefitting from abundant natural light, the accommodation comprises a spacious reception room overlooking the garden, an eat in modern fully fitted kitchen, master bedroom with en suite bathroom, and a second bedroom which is served by a family shower room.

Warrington Crescent is located in the heart of Little Venice just moments from the shops and cafes of Clifton Road and a short walk to Warwick Avenue Underground station (Bakerloo Line).

**CHESTERTONS**



# Warrington Crescent

## Maida Vale, W9

- A charming and bright two bedroom apartment spanning approximately 795 square feet.
- Positioned on the second floor and benefitting from a share in the freehold.
- With views over and access to the ever popular Crescent Amenity communal garden.
- Positioned on Warrington Crescent in central Little Venice.





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**Tenure:** Share of Freehold 986 years 9 months

**Service Charge:** £3783.14 pa

**Ground Rent:** £0

**Local Authority:** City Of Westminster

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

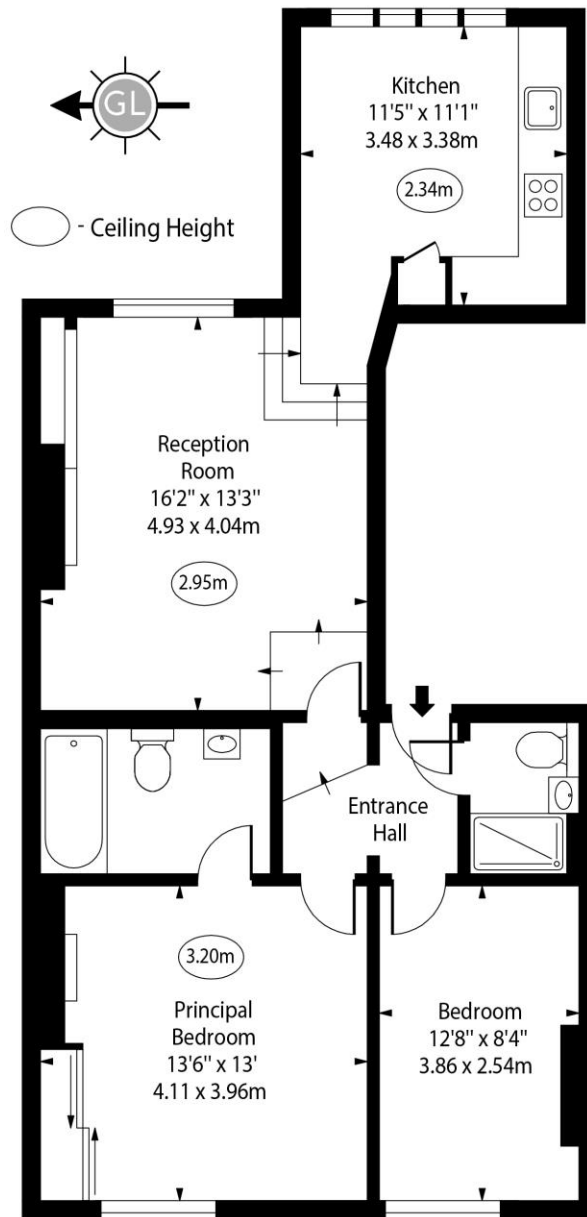
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Warrington Crescent,  
Little Venice, W9



Second Floor

Approx Gross Internal Area 794 Sq Ft - 73.77 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 IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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