



Warrington Crescent

Little Venice, W9

Asking Price £2,250,000

Positioned on the garden level of this regency style stucco fronted conversion is this stunning three bedroom apartment spanning over 1600 square feet and benefitting from direct access onto its own private patio garden and the Crescent Amenity communal garden beyond.

Finished to a high specification throughout, the accommodation comprises a charming and bright reception room with offers direct access to the garden, a fully fitted kitchen and utility room, a spacious master bedroom with en suite bathroom and two further double bedrooms which are served by a family bathroom.

Warrington Crescent is located less than 0.1m to Warwick Avenue underground (Bakerloo Line) and 0.5m to Paddington Station (National Rail, underground, Heathrow Express, Elizabeth Line) As well as having a plethora of fantastic independent cafes and restaurants at your doorstep.



Warrington Crescent

Little Venice, W9

- A stunning 3 bedroom garden apartment spanning over 1600 square feet.
- Benefitting from a private patio garden and direct access onto the ever popular Crescent Amenity communal garden.
- Positioned on Warrington Crescent in central Little Venice.
- Benefitting from a share in the freehold.



Tenure: Share of Freehold 80 years
Service Charge: tbc
Ground Rent: Peppercorn
Local Authority: City Of Westminster
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(81-91)	C		
(69-80)	D	65	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Little Venice Sales

26 Clifton Road
Maida Vale
London
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

Warrington Crescent, W9

Approximate gross internal area
149.01 sq m / 1604 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

