



Warrington Crescent

LITTLE VENICE • £3,250,000

A fantastic duplex apartment over the lower & raised ground floors, with direct access to the famous Crescent Gardens in the heart of Little Venice.

- Direct Access To Crescent Gardens
- Duplex
- Share of Freehold
- Three/Four Bedrooms
- Private Patio
- Grade II Listed

DESCRIPTION

Positioned on the east side of Warrington Crescent, this duplex apartment spans c.2,395 sq.ft of internal space, comprising three bedrooms, three en-suite bathrooms two reception spaces, a large kitchen and study as well as waterproofed storage vault. The property has been in the same ownership for over 25 years and benefits from a share of freehold and a large private terrace on the lower level as well as a balcony with stairs to the garden off the ground floor.

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.

Quote Reference: 627890

TERMS

Price: £3,250,000

Tenure: Share of Freehold

Ground Rent: £1.00

Service Charge: £15,425.00

Local Authority: Westminster

Council Tax: H

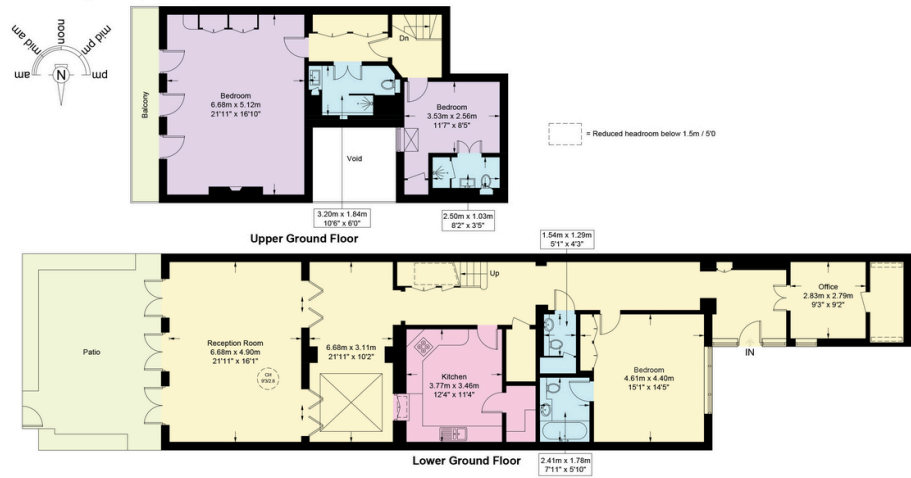
Energy Rating: 69.00





Warrington Crescent, W9 Approximate Gross Internal Area = 2395 sq ft / 222.5 sq m

Restricted Height = 20 sq ft / 1.9 sq m



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		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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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