



## WARRINGTON CRESCENT, W9 £1,750,000 SHARE OF FREEHOLD

A beautiful, light, spacious (1,360 sq. ft.) well-proportioned three-bedroom maisonette, arranged over the top two floors (entrance on the second floor) of an elegant converted red brick Victorian terraced house, located in the heart of Little Venice. The apartment is offered in excellent condition and retains many attractive features, including use and views of the sought-after Crescent communal gardens and a bright, airy entertaining area with views across Little Venice. Warrington Crescent is a tree lined residential street, situated within a conservation area of prime residential property nearby to local boutique shops, cafes on Clifton Road (0.3 miles), the famous Regents Canal (0.4 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.3 miles).

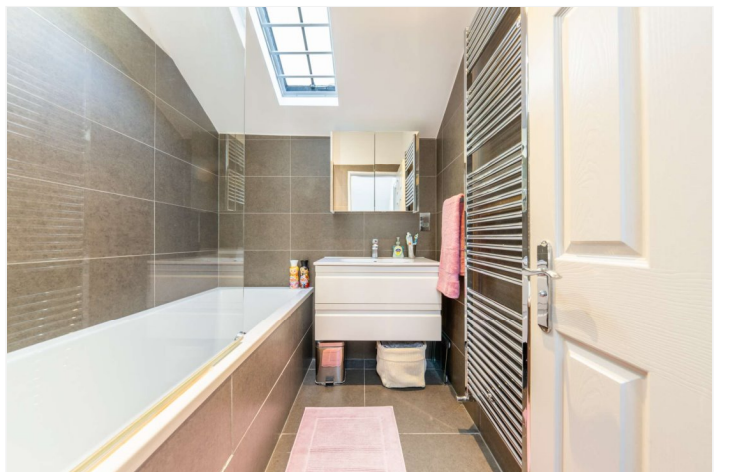
Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Shower Room | Guest WC | Open Plan Reception/Kitchen | Communal Gardens | Share of Freehold

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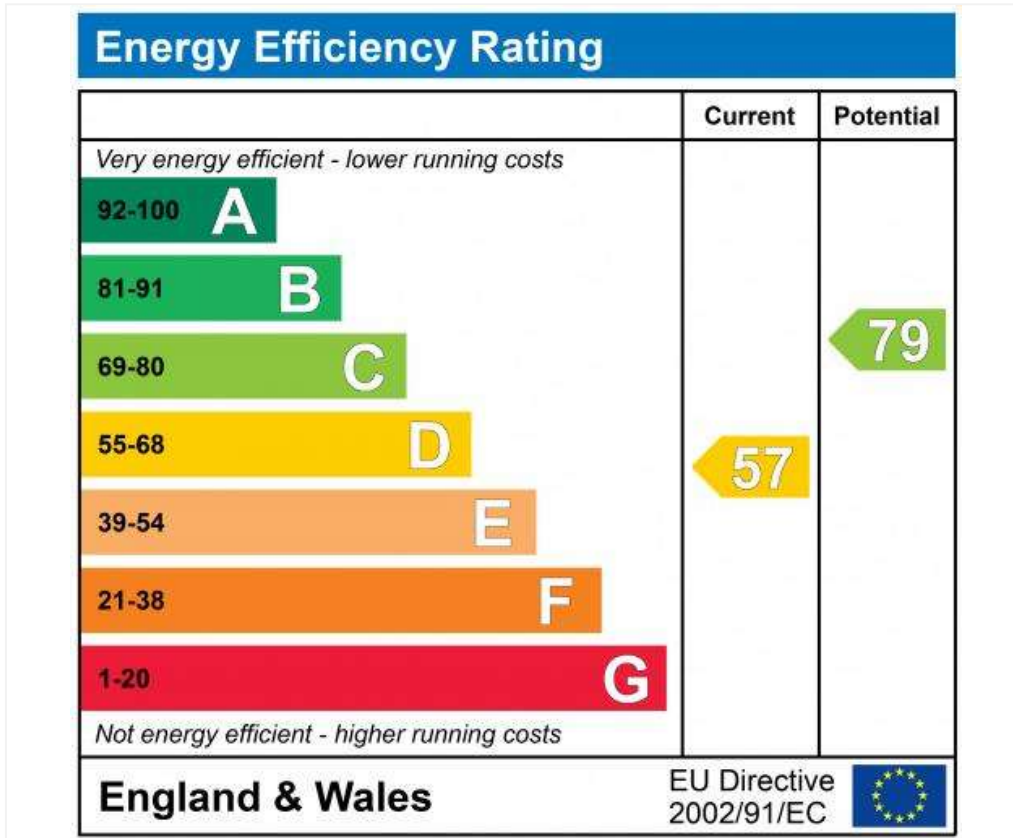


# Warrington Crescent, London W9 1EH



APPROXIMATE GROSS INTERNAL FLOOR AREA 126.3 SQ M / 1360 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2106

**Service Charge:** £5,253.88 per annum

**Ground Rent:** A peppercorn (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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