

Warrington Crescent, W9

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£700,000 *Leasehold*

Situated on one of Little Venice's premier tree lined roads, we are proud to offer this large (Approx. 735 Sq. Ft.) raised ground floor loft style, galleried one bedroom apartment forming part of an attractive period conversion retaining some wonderful original features. The apartment is ready for immediate occupation, in excellent condition, with exceptional ceiling height and use of the sought-after Crescent Communal Gardens. The apartment retains some attractive features including high ceilings, cornicing, full length sash windows offering a wealth of natural light, an open plan kitchen / reception room, a principal bedroom with fitted wardrobes, a bathroom suite and a substantial mezzanine, currently arranged as a second reception room and study area with space for a king-sized bed. Warrington Crescent is situated in the heart of Little Venice close to all the local amenities including the boutique shops, cafes on Clifton Road (Approximately 0.4 Miles) the famous Regent's canal and the underground (approximately 150 yards) at Warwick Avenue. Paddington Recreation Ground is close by (Approximately 0.5 Miles) with an outstanding children's play area, tennis courts and running tracks.





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020 7289 1692 | maidavale@winkworth.co.uk

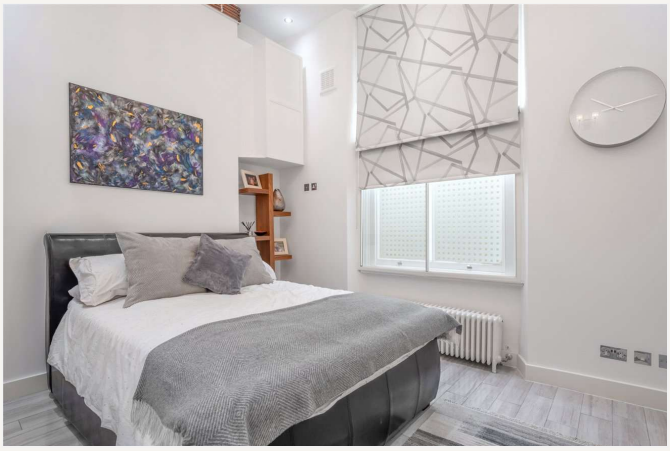
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KEY FEATURES

- Principal Bedroom with Fitted Wardrobes
- Bathroom Suite
- Open Plan Kitchen / Reception Room
- Large Galleried Mezzanine (162 sq ft)
- Exceptional Ceiling Height and Full Height Sash Windows
- Access to the Crescent Communal Gardens



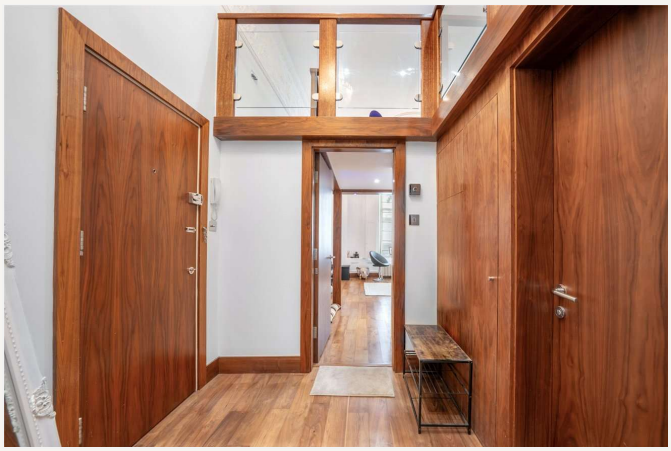
MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 05/03/2196
Service Charge: £1,786.80 per annum
Ground Rent: £0 Annually
Council Tax Band: D
EPC rating: C

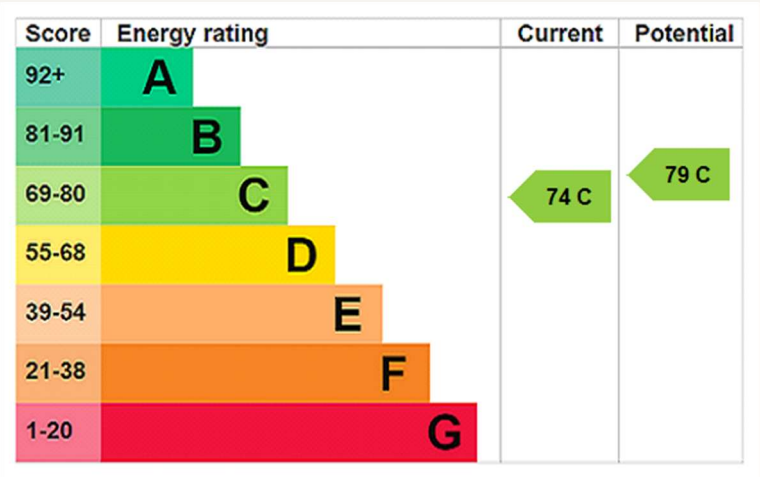












For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260028

Warrington Crescent, London, W9 1EJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 53.19 SQ M / 573 SQ FT

Mezzanine
GROSS INTERNAL FLOOR AREA
APPROX. 15.06 SQ M / 162 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 68.25 SQ M / 735 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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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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