

Warrington Crescent, W9

2 1 2

£1,400,000 *Share of Freehold*

Winkworth are delighted to offer this recently refreshed, two bedroom, two bathroom apartment, arranged over the second and third floors of this handsome red brick conversion on Little Venice's sought after Warrington Crescent. The property benefits from an impressive private roof terrace, as well as access to the highly regarded Crescent communal gardens. Entering on the second floor via the well maintained communal areas, this split level apartment offers generous and well-proportioned accommodation. The impressive 7m x 5m reception room provides an excellent space for both entertaining and relaxing, with attractive views over the communal gardens. Adjacent to the reception room is a well-appointed kitchen, offering ample preparation space and modern appliances. The upper floor provides two spacious bedrooms, with the principal bedroom measuring approximately 6.4m x 5.2m and benefiting from an en-suite bathroom. A further shower room serves the second bedroom. A staircase leads to the apartment's impressive private roof terrace, which features an electrically operated sliding glass roof which allows for an abundance of natural light into the property. The terrace itself benefits from sunlight throughout the day and provides a fantastic private outdoor entertaining area. Further benefits include excellent storage throughout the apartment and a share of the freehold. Warrington Crescent is ideally positioned for the many amenities that Little Venice has to offer. The boutique shops, cafés and restaurants of Clifton Road are approximately 0.4 miles away, while the famous Regent's Canal is also within easy walking distance. Warwick Avenue Underground Station, providing access to the Bakerloo line, is approximately 0.2 miles from the property.





Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom with En-Suite
- Second Bedroom
- Family Shower Room
- Kitchen
- Reception Room
- Private Roof Terrace
- Communal Gardens



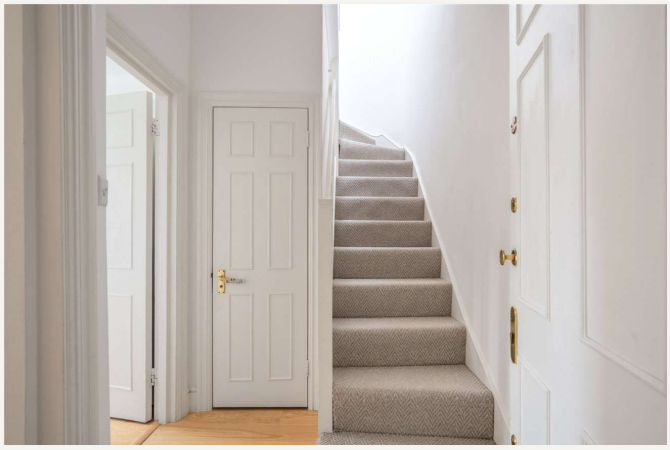
MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 29/09/2112
Service Charge: £4,343.90 per annum
Ground Rent: £100 Annually (subject to increase)
Council Tax Band: G
EPC rating: C



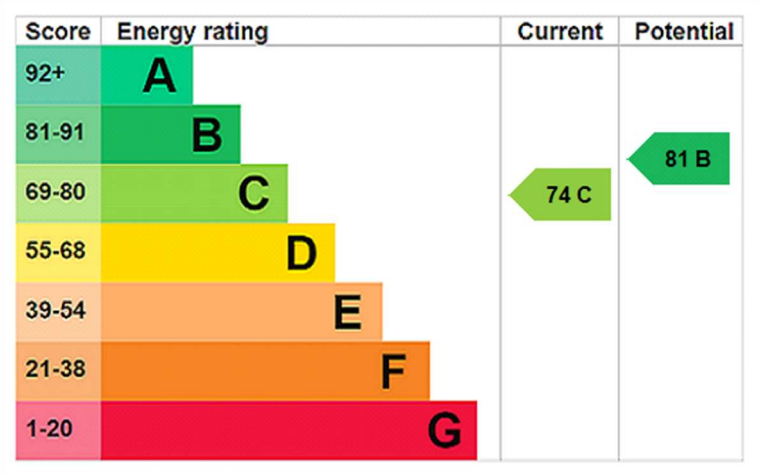
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For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260077

Warrington Crescent, London, W9 1EH



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2.11 SQ M / 23 SQ FT

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.25 SQ M / 584 SQ FT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 57.89 SQ M / 623 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 114.25 SQ M / 1230 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 111.76 SQ M / 1203 SQ FT

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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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