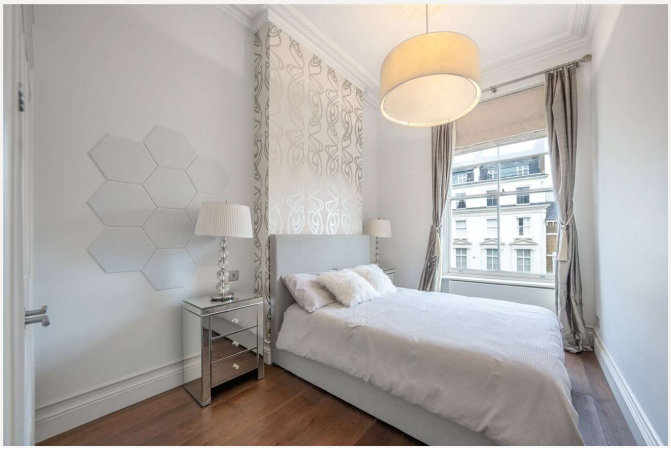


Warrington Crescent, W9

1 1 1

£700,000 *Share of Freehold*

A well-proportioned, large (approx. 553 sq. ft.) one-bedroom, bright second floor apartment (with a lift) located in the heart of Little Venice, forming part of this beautifully converted grand stucco fronted period house, with use of the sought-after, quiet Crescent Communal Gardens. The apartment is situated on one of the most desirable, quiet tree-lined residential streets in Little Venice. It is in excellent condition and has been thoughtfully designed to offer a spacious entertaining area, with large sash windows offering an abundance of natural light, a fully fitted separate kitchen, a principal bedroom with fitted wardrobes, large entrance hall with storage cupboards, and a modern bathroom suite. Warrington Crescent is ideally positioned within this fashionable area, just a short walk from the boutique shops and cafés of Clifton Road (approx. 0.4 miles), the famous Regent's Canal, and Warwick Avenue Underground Station (Bakerloo Line – approx. 0.2 miles). The apartment is available and ready for immediate occupation.





Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

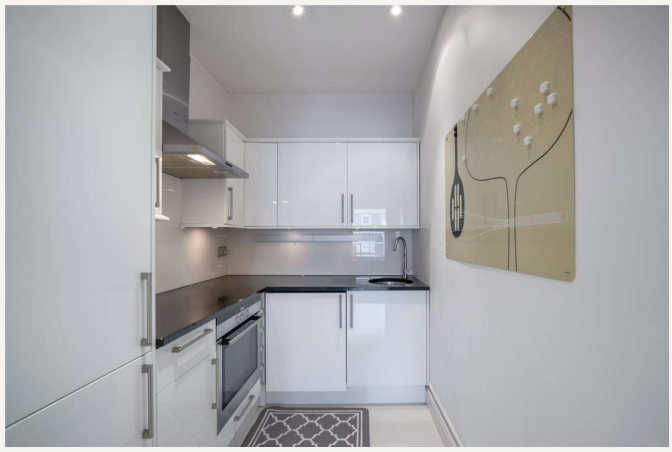
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KEY FEATURES

- Principal Bedroom with Fitted Wardrobes
- Fully-Fitted Separate Kitchen
- Spacious Reception Room
- Modern Bathroom Suite
- Large Entrance Hall with Storage Cupboards
- Large Sash Windows
- Private Residents Garden
- Chain Free
- Lift

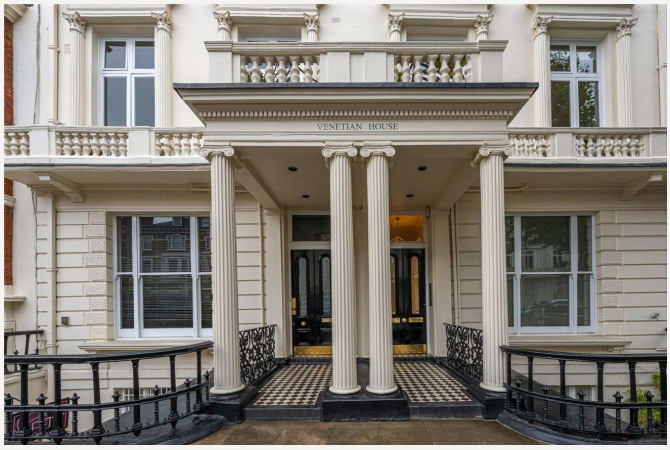


MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 01/01/2989 – 962 years and 2 months
Service Charge: £2,315 per annum
Ground Rent: £0 Annually
Council Tax Band: E
EPC rating: C

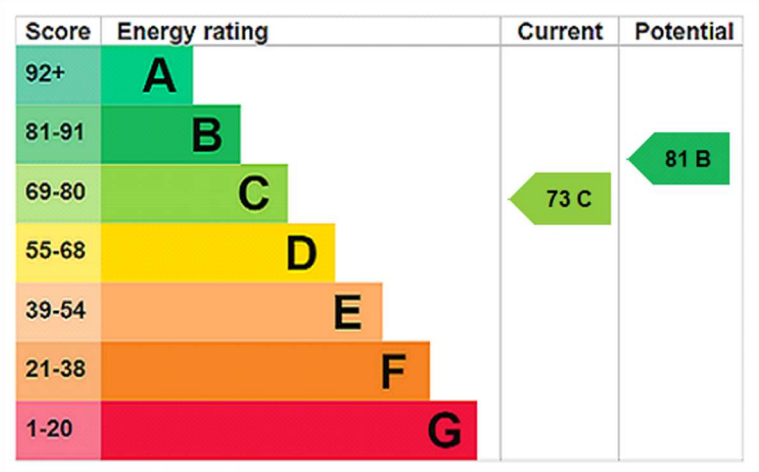










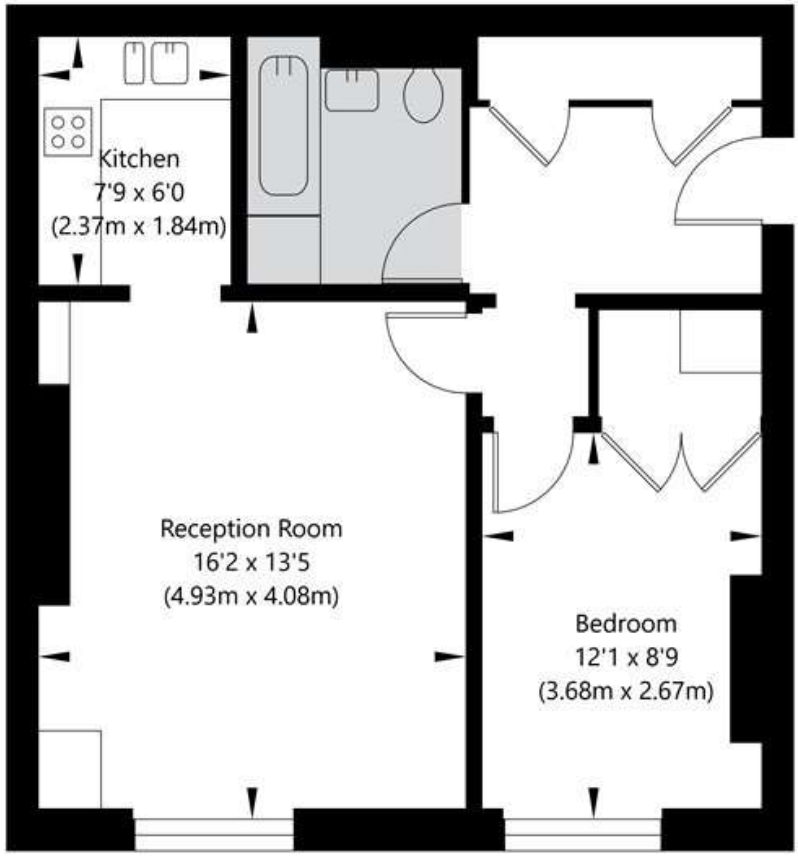


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260099

Venetian House, Warrington Crescent, London, W9 1EJ

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 51.4 SQ M / 553 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 51.4 SQ M / 553 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.

Winkworth Maida Vale

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