

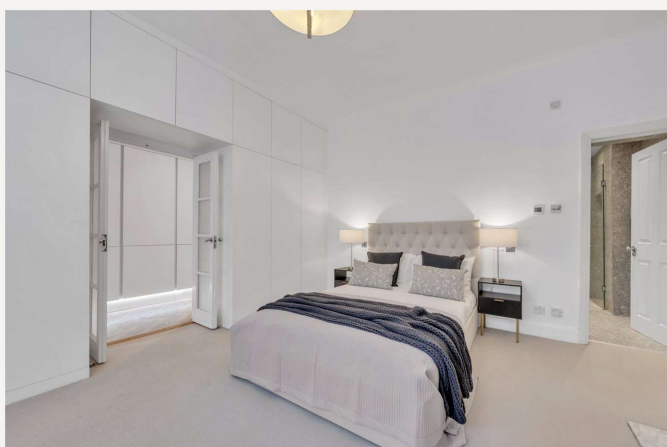


Warrington Crescent, Maida Vale, London, W9

£2,000,000 *Share of Freehold*

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A wonderful and rare opportunity to purchase a large (approximately 1327 sq. ft.) three bedroom, three-bathroom garden flat, forming part of an impressive stucco fronted Victorian terraced house with direct access to a private patio, leading directly onto the well-known, sought after Formosa communal gardens and the local shops, cafes situated around the corner on Formosa Street. The apartment is in excellent condition, ready for immediate occupation, offers well-proportioned accommodation with a large entrance hall with built-in storage, a beautiful reception room with French doors offering access and stunning views across extensive communal gardens, a fully fitted kitchen, a large principal bedroom suite, two further bedrooms, bathroom and a second ensuite shower room. Warrington Crescent is a tree lined residential street, located in the heart of Little Venice, close to all the local amenities offered by this sought after area including the boutique shops, cafes on Clifton Road (0.4 miles), the famous Regents Canal and the Underground (0.2 miles) at Warwick Avenue (Bakerloo Line).



Winkworth Maida Vale

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KEY FEATURES

- Three Bedrooms
- Bathroom
- Two Ensuite Shower Rooms
- Fully Fitted Kitchen
- Large Reception Room
- Private Patio
- Private Entrance
- Communal Gardens
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 24/06/2980

Service Charge: £6,728 per annum

Service Charge Note: Additional reserve fund contribution of £4,932 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

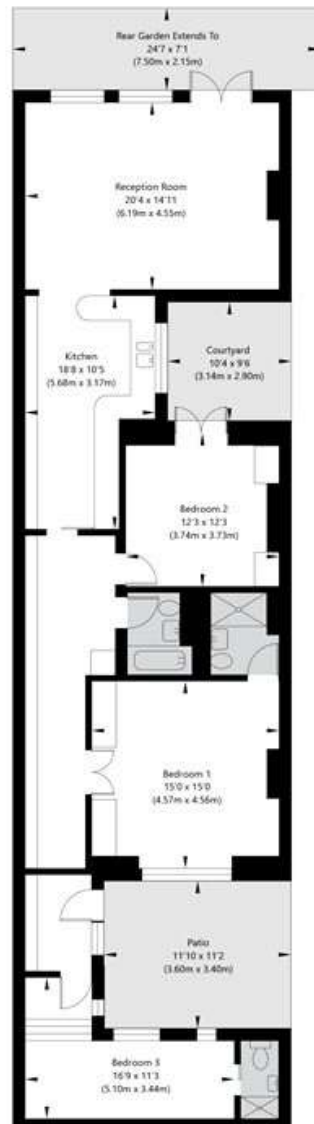
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250068>

Warrington Crescent, London W9 1EL

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.33 SQ M / 1327 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 123.33 SQ M / 1327 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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