

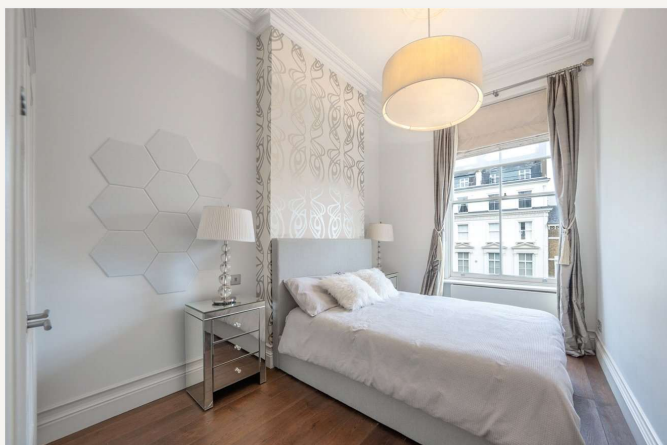


Warrington Crescent, W9

£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

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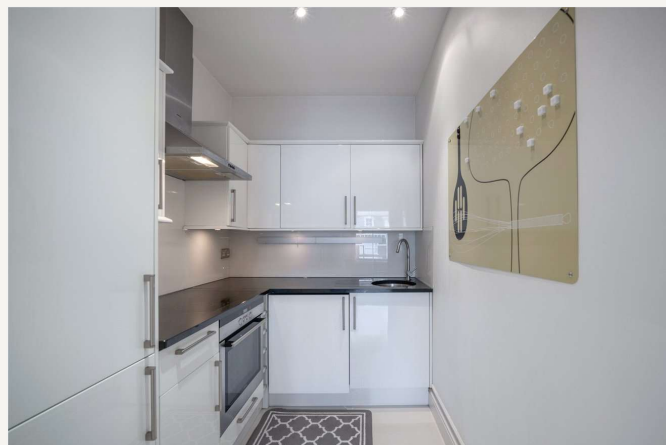
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KEY FEATURES

- 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: 25/12/2989 – 963 years and 2 months

Service Charge: £2,315 per annum

Ground Rent: £0 Annually

Council Tax Band: E

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

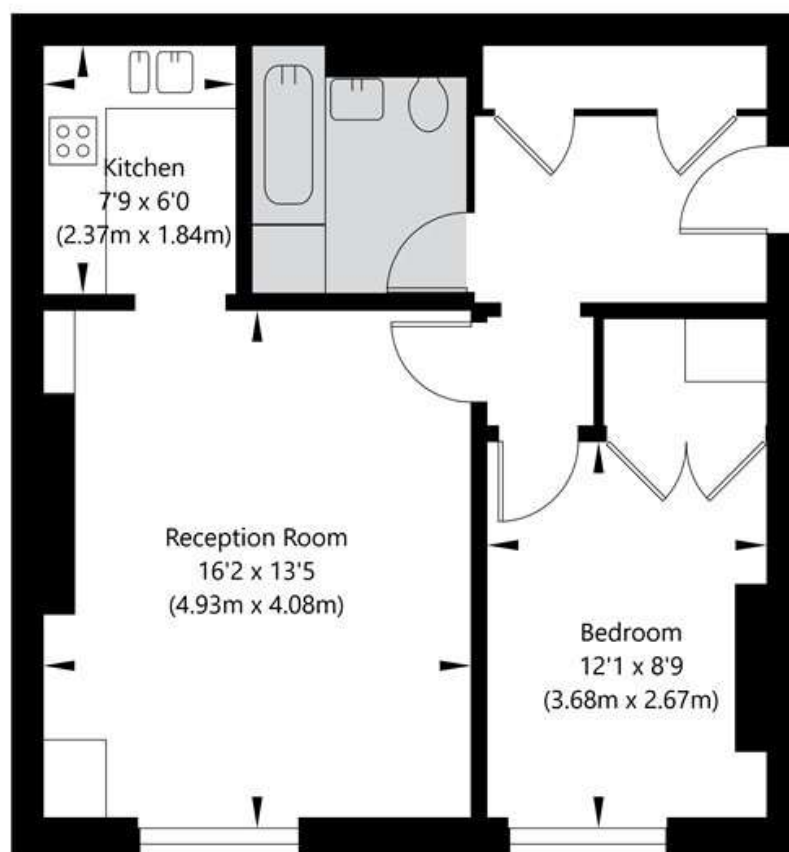
For more information, scan the QR code or visit the link below



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

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