



## WARRINGTON CRESCENT, W9 £2,350,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a large (approximately 1468sq. ft.) three double bedrooms, 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 and sought after Formosa communal gardens. The apartment is ready for immediate occupation, offers well-proportioned accommodation with a beautiful reception room with French doors offering access and stunning views across extensive communal gardens. Warrington Crescent is 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).

Three Double Bedrooms | Three Bathrooms | Reception Room With French Doors | Kitchen | Courtyard | Private Patio | Communal Gardens | Share Of Freehold

View our virtual tour here: <https://youtu.be/XNCluYIIC1A>

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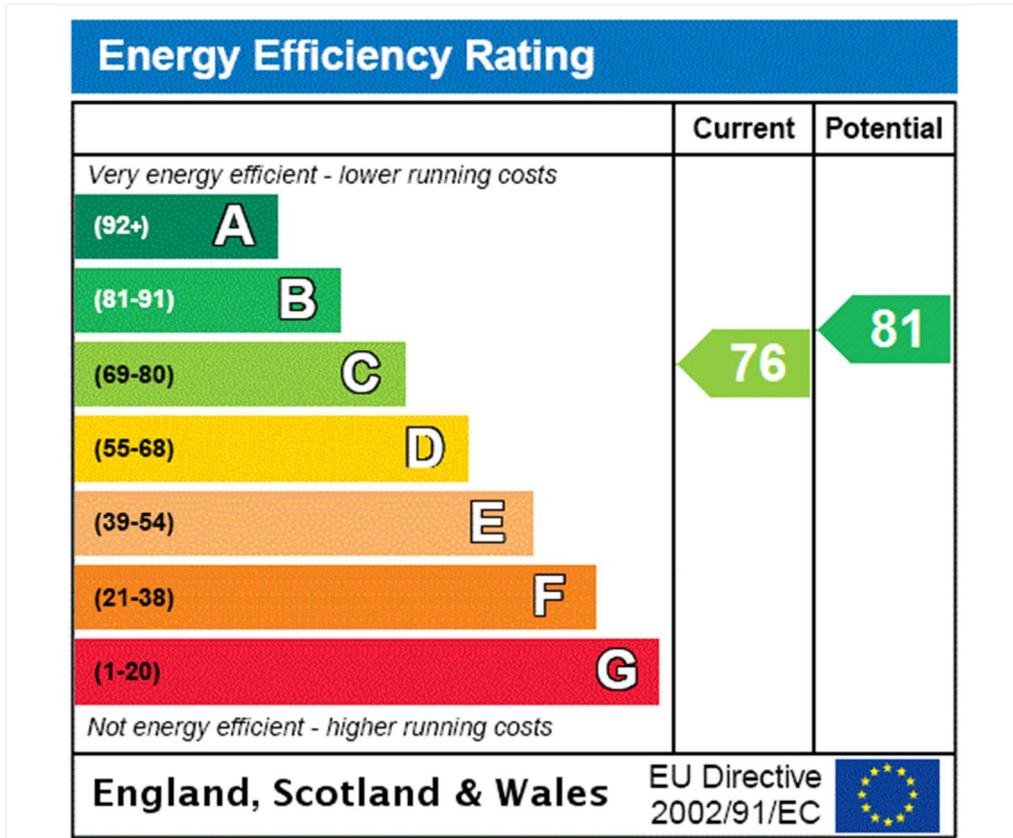
# Warrington Crescent, London W9 1EL

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 136.34 SQ M / 1468 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 136.34 SQ M / 1468 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2106

**Service Charge:** £5435.63 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

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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