



WARRINGTON CRESCENT, W9 £750,000 SHARE OF FREEHOLD

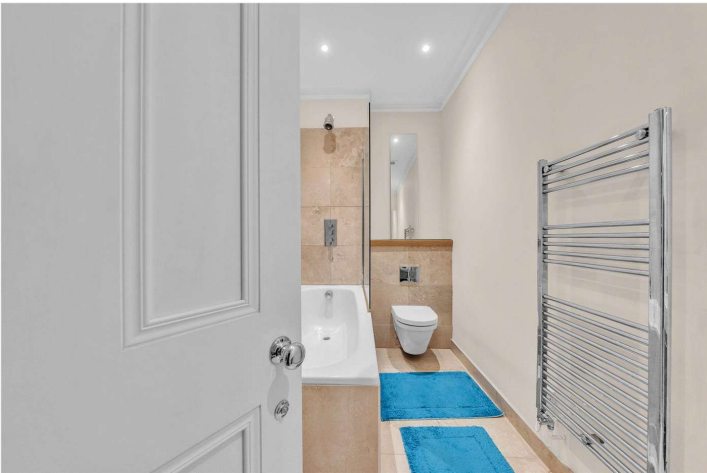
A well-proportioned, large (approx. 658 sq. ft.) one-bedroom, bright top-floor apartment located in the heart of Little Venice, with views of and access to the sought-after Crescent Communal Gardens. The apartment forms part of a grand, stucco-fronted terraced house situated on a quiet, tree-lined residential street. It is in excellent condition and has been thoughtfully designed to offer a spacious open-plan kitchen and entertaining area with an abundance of natural light, a principal bedroom, entrance hall, 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 also benefits from the use of a communal roof terrace, located on the half landing between the raised ground and first floor of the building.

One Bedroom | Reception Room/ Kitchen | Bathroom | Shared Terrace | Communal Gardens |
Permit Parking | Share of Freehold

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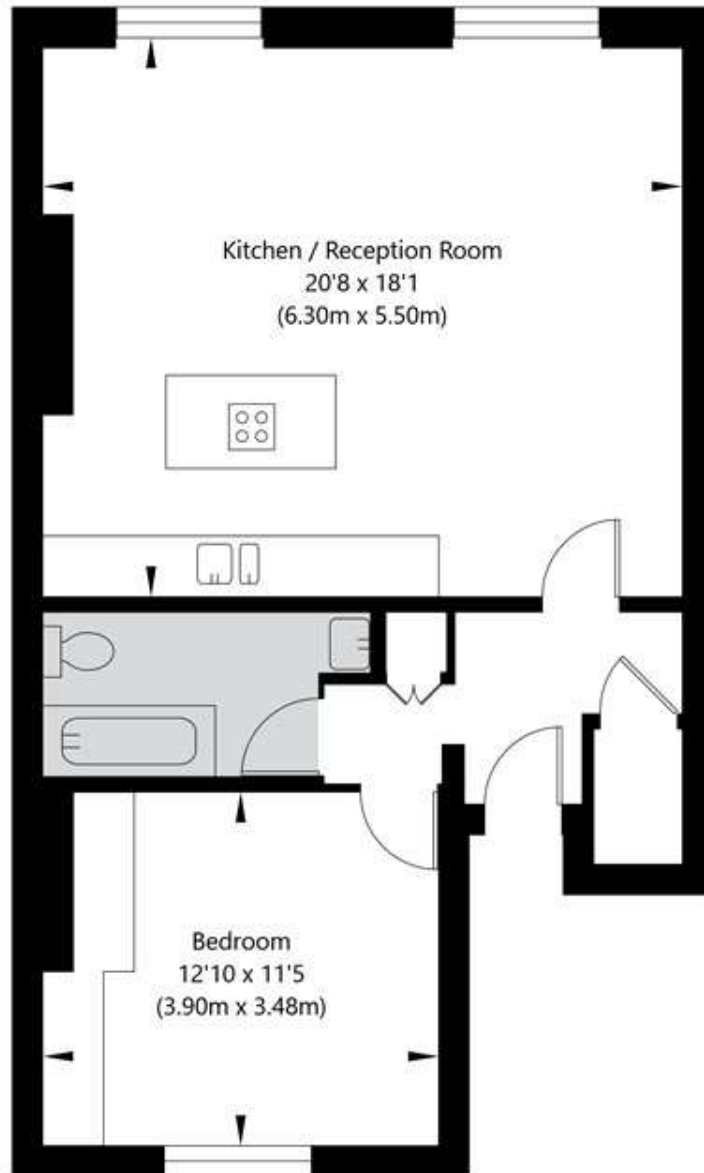
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Warrington Crescent, London W9 1EL

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.12 SQ M / 658 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.12 SQ M / 658 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/2106

Service Charge: £2,245.07 (6-month period 1 July 2025 to 31 December 2025).

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |
maidavale@winkworth.co.uk

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