

WARWICK CRESCENT, LONDON, W2 £700,000 LEASEHOLD

Located opposite the Grand Union Canal, Winkworth Maida Vale are excited to offer this three-bedroom duplex apartment located on the raised ground floor and first floor of this purpose-built block. Offering in excess of 840 square feet, the apartment boasts a well-proportioned reception room with large windows, facing Little Venice's famous waterway. Off the reception room is a sizeable kitchen facing the block's communal gardens. On the first floor there are two double bedrooms (both with built-in storage), along with a third bedroom and large family bathroom. Additionally, there are built in storage cupboards located throughout the two floors. Warwick Crescent is ideally situated (0.3 miles) for Warwick Avenue Underground Station (Bakerloo Line), whilst 0.3 miles from Paddington Station (National Rail, Heathrow Express, London Underground, including the Elizabeth Line) as well as 0.5 miles from the many restaurants and shops that Clifton Road offers.

Three Double Bedrooms | Family Bathroom | Kitchen | Reception Room | Storage Cupboards | Communal Gardens | Leasehold

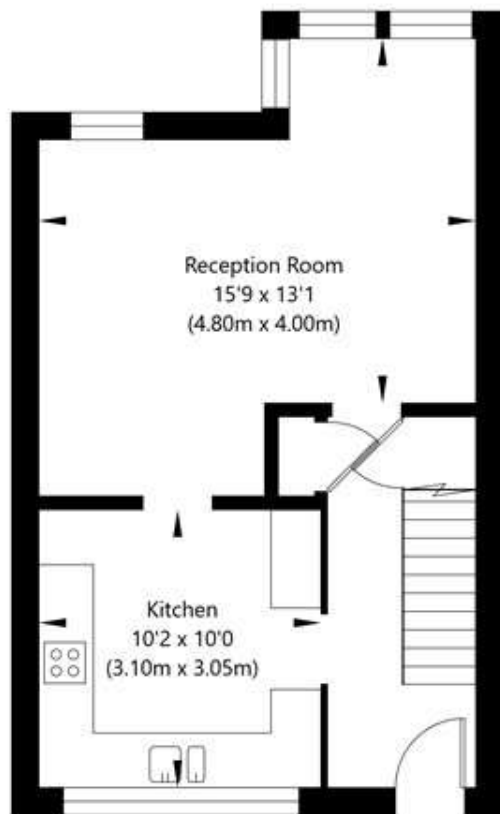
Winkworth

for every step...

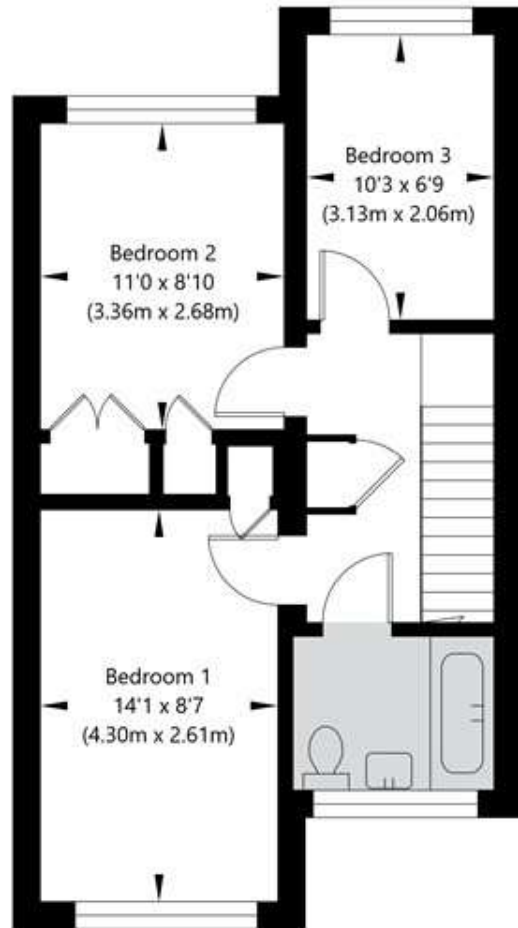
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Warwick Crescent, London W2 6NE

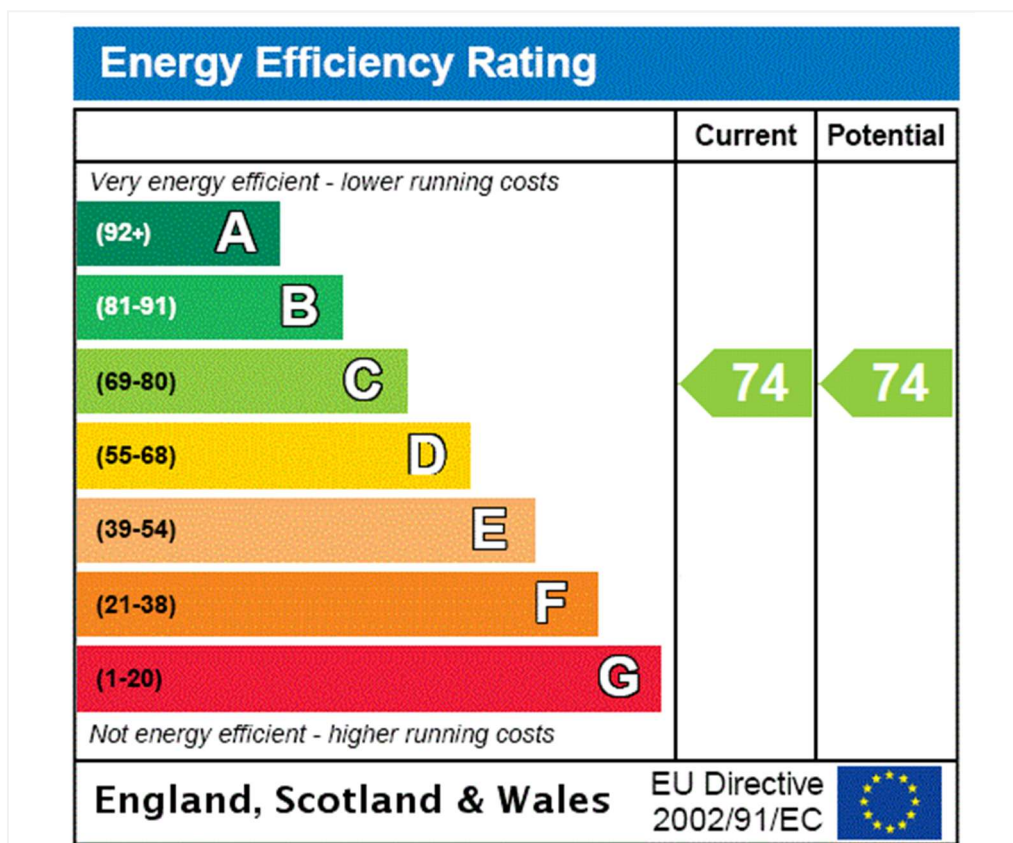


Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 36.4 SQ M / 392 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.68 SQ M / 449 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 78.08 SQ M / 841 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.



Tenure: Leasehold

Term: Expires - 28/01/2197

Service Charge: £2,433.6 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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