



Warrington Crescent, London, W9

£1,725,000 *Share of Freehold*

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A wonderful and rare opportunity to purchase an architecturally designed fully refurbished large bright (1203 sq. ft.) two double bedroom raised ground floor apartment forming part of an imposing converted house, located on one of the most desirable roads in Little Venice. The apartment retains some wonderful features, including high ceilings with full length sash windows offering amazing views across the well-known and sought after Crescent Communal Gardens, a large principal bedroom suite and a grand reception room with solid wood flooring. Warrington Crescent is situated within walking distance of 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

- Primary Bedroom With Walk-In Wardrobe & En-Suite Shower Room
- Double Bedroom
- Family Bathroom
- Kitchen/Reception Room
- Access To Crescent Communal Gardens
- Share of Freehold
- Vault



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 01/04/3018
Service Charge: £3,422.84 per annum
Ground Rent: £0 Annually
Council Tax Band: G
EPC rating: C





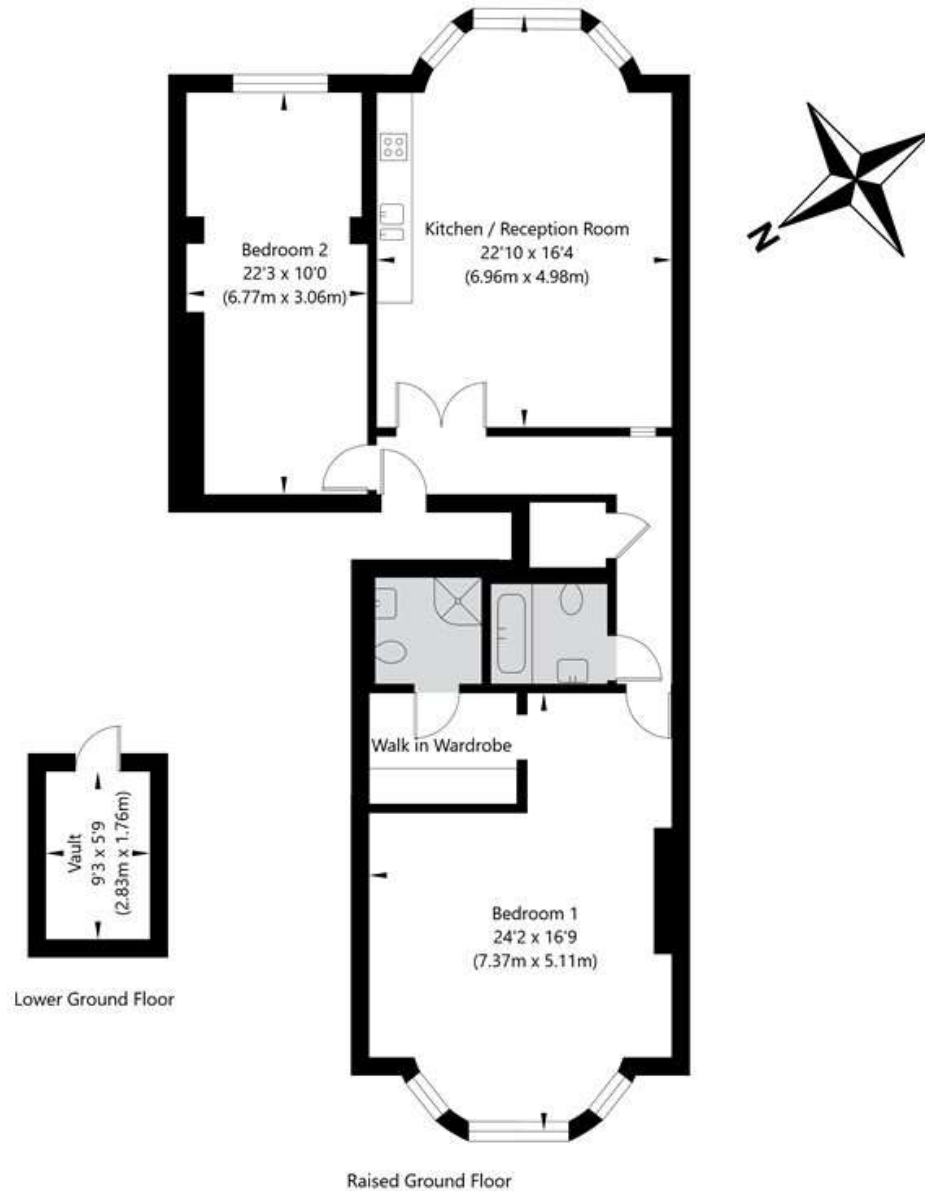
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/MDV240107>

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APPROXIMATE GROSS INTERNAL FLOOR AREA 123 SQ M / 1323 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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