



## WARRINGTON CRESCENT, LONDON, W9 £2,200,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a large (approximately 1571sq. ft.) three double bedrooms, two-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 Crescent 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 and a large kitchen dining Room. Warrington Crescent is a quiet tree lined road 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 (0.1 miles) at Warwick Avenue (Bakerloo Line).

Primary Double Bedroom with Ensuite Bathroom & Walk-In Wardrobe | Vault | Second Double Bedroom with Ensuite Bathroom | Third Double Bedroom | Kitchen | Reception Room | Dining Room | Garden | Access to Communal Gardens | Share of Freehold

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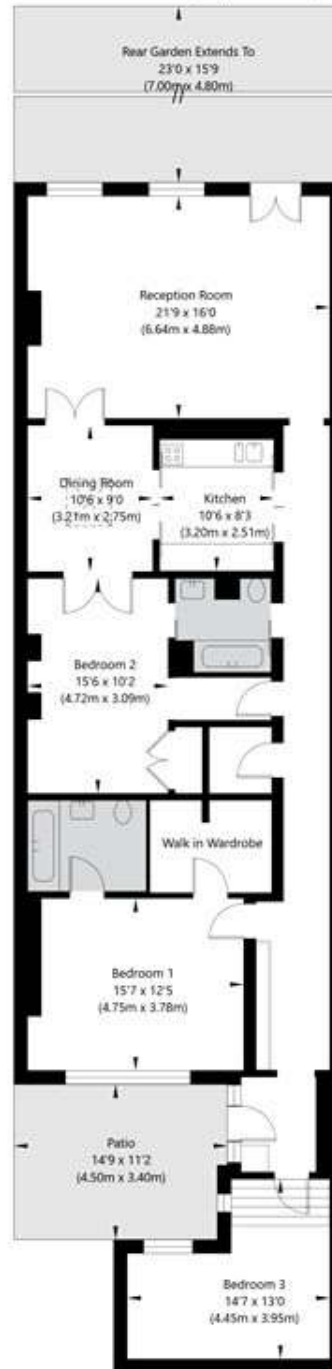






## Warrington Crescent, London W9 1ED

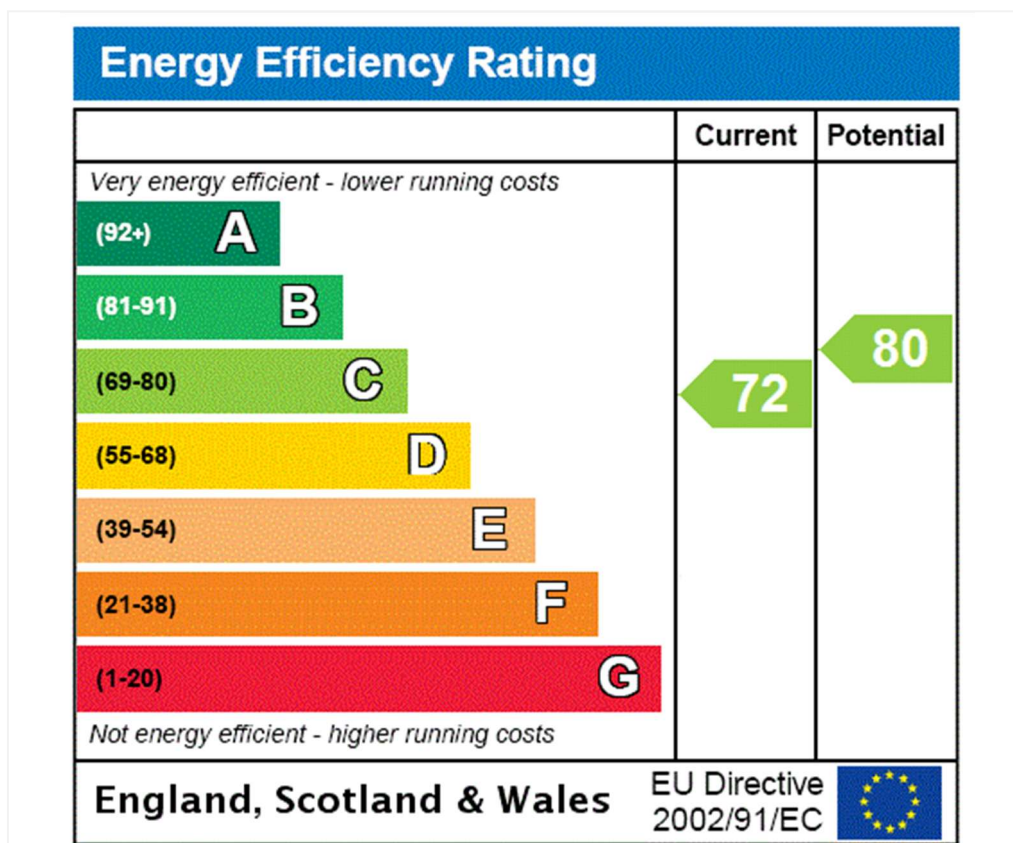
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 145.92 SQ M / 1571 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 145.92 SQ M / 1571 SQ FT

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**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2113

**Service Charge:** £2,180 per annum

**Ground Rent:** £150 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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