

WARRINGTON CRESCENT, W9 £675,000 SHARE OF FREEHOLD

A well-proportioned large (Approx. 800 sq. ft.) one-bedroom bright top floor loft style apartment, located in the heart of Little Venice, with use and views of the sought-after Crescent Communal Gardens. The apartment forms part of a grand stucco fronted terraced house located on a quiet tree lined residential street. The apartment is ready for immediate occupation, has been designed to create a large entertaining area, with a spacious galleried bedroom, a separate fully fitted kitchen and a bathroom suite. Warrington Crescent is situated in the heart of this fashionable area within a short walk from all the local amenities including, the boutique shops, cafes on Clifton Road (Approx. 0.4 Miles), the famous Regents canal and the underground (Approx. 0.2 Miles) at Warwick Avenue (Bakerloo Line).

One Bedroom | Bathroom | Reception Room | Separate Kitchen | Communal Gardens | Share of Freehold

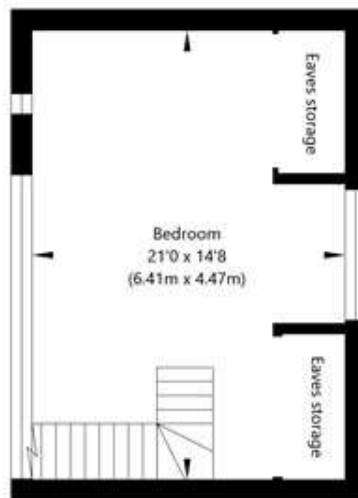
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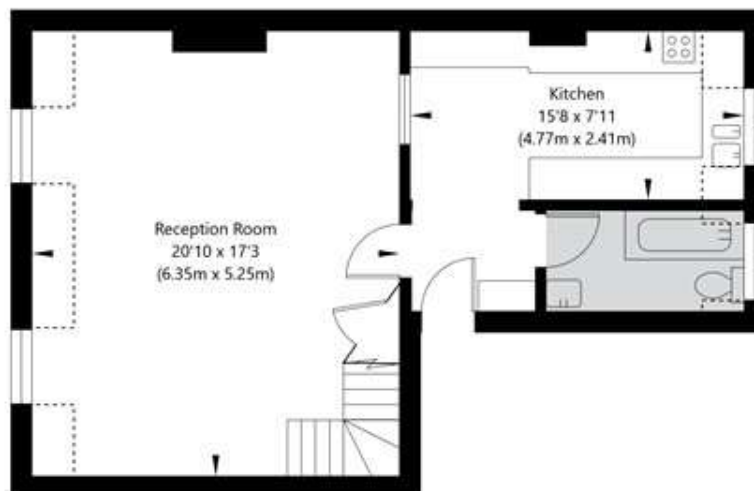
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Warrington Crescent, London W9 1EL



Mezzanine
GROSS INTERNAL FLOOR AREA
APPROX. 28.65 SQ M / 308 SQ FT



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 53.02 SQ M / 571 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 81.67 SQ M / 879 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 74.38 SQ M / 800 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		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/2106

Service Charge: £3,831.92 per annum

Ground Rent: £ 0 Annually

Council Tax Band: F

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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