



Warrington Crescent, W9

£1,495 per week *Unfurnished*



KEY FEATURES

- Three Bedrooms
- Bathroom
- Two En-Suite Shower Rooms
- Fully Fitted Kitchen
- Large Reception Room
- Private Patio
- Private Entrance
- Communal Gardens
- Pet Friendly



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

A wonderful and rare opportunity to rent a large (approximately 1327 sq. ft.) three bedroom, three-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 Formosa communal gardens. The apartment is in excellent condition, ready for immediate occupation, offers well-proportioned accommodation with a large entrance hall with built-in storage, a beautiful reception room with French doors offering access and stunning views across extensive communal gardens, a fully fitted kitchen, a large principal bedroom suite, two further bedrooms, bathroom, and a second ensuite shower room. Warrington Crescent 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 (0.2 miles) at Warwick Avenue (Bakerloo Line).

MATERIAL INFO

Deposit: £8,970.00

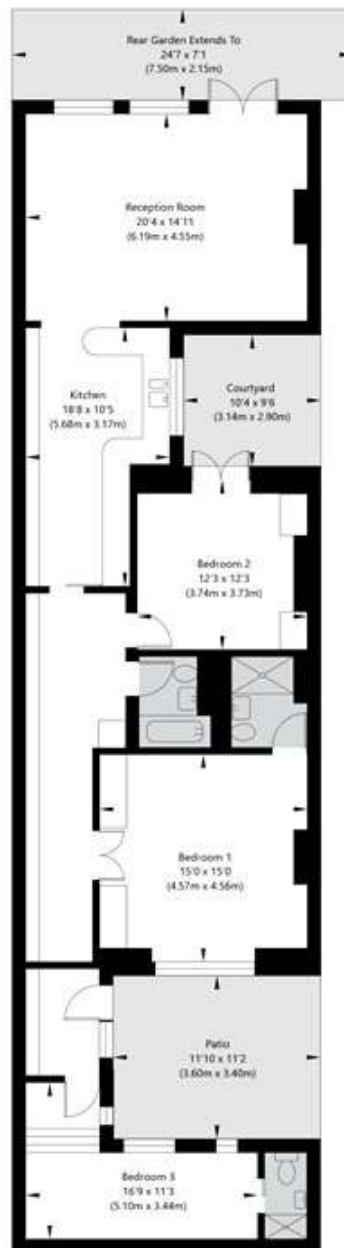
Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: G



Warrington Crescent, London W9 1EL

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.33 SQ M / 1327 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 123.33 SQ M / 1327 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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code or visit the link below



<https://www.winkworth.co.uk/rent/property/MDV220088>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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