



Warrington Crescent, W9

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£2,500,000 *Share of Freehold*

Rarely available, a beautiful light spacious approximately 1,662 sq. ft. (excluding the loft space) three bedroom penthouse maisonette with a roof terrace, arranged over the top two floors (with a lift) of an elegant stucco fronted Victorian terraced house located in the heart of Little Venice with stunning views and use of the well-known and sought after Crescent communal gardens. The apartment requires updating, but offers wonderful potential to make a beautiful family home. The accommodation comprises of a grand entertaining area with large sash windows offering a wealth of natural light, a large kitchen / dining room overlooking the extensive communal gardens, guest cloakroom, a principal bedroom suite, two further bedrooms, second bathroom suite and doors from the hallway opening to a large private roof terrace overlooking the communal gardens. Warrington Crescent is a quiet tree lined residential road of prime residential property, situated in the heart of Little Venice, close to all the local amenities offered by this fashionable area, including the boutiques shops, cafes on Clifton Road (approximately 0.4 miles), the famous Regents Canal and the Underground (approximately 0.1 mile) at Warwick Avenue (Bakerloo line). My clients own the loft space above the apartment, which they previously had planning to create a further bedroom suite, this planning has now lapsed, but subject to the necessary consents could be reinstated.



Winkworth Maida Vale

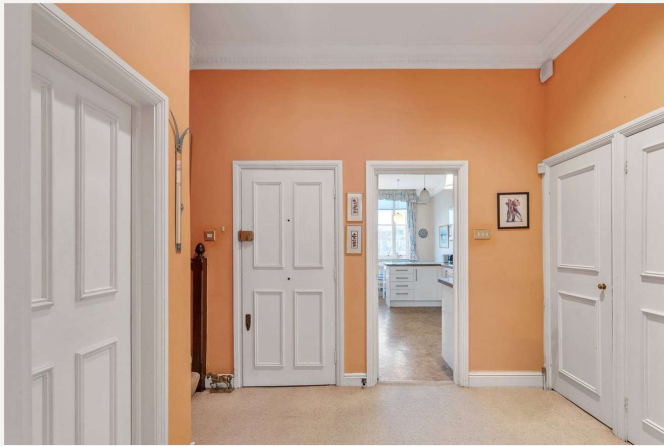
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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Guest WC
- Reception Room
- Separate Kitchen
- Private Roof Terrace
- Potential to Extend into Loft STPP
- Access to Communal Gardens
- Passenger Lift
- Share of Freehold





MATERIAL INFO

Tenure: Share of Freehold

Term: 83 year and 4 months

Service Charge: £9,027 per annum

Service Charge Note: Includes £1,275 Reserve Fund Contribution

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C

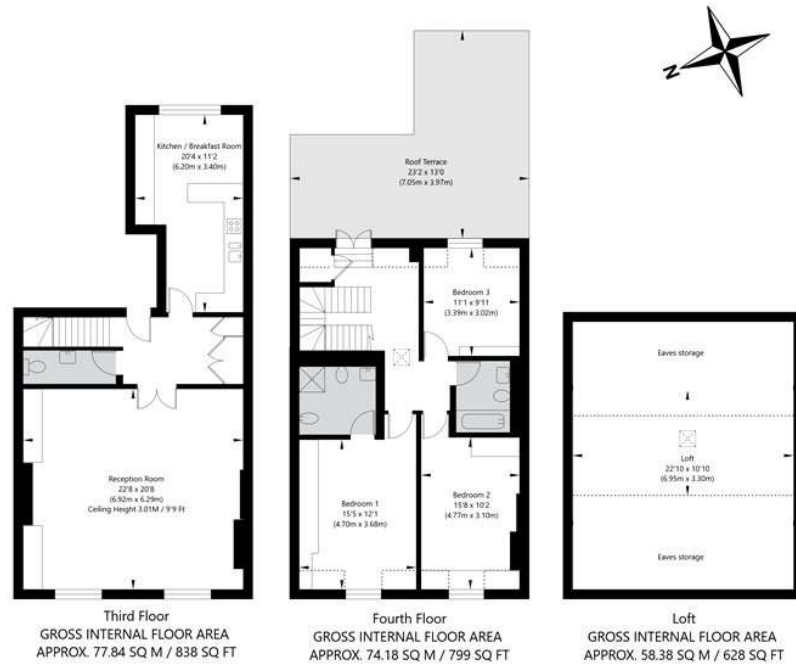
Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor, Variable In-home

Warrington Crescent, London W9 1EJ



APPROXIMATE GROSS INTERNAL FLOOR AREA 210.4 SQ M / 2265 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 166.2 SQ M / 1789 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	77 C	83 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



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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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