



## WARRINGTON CRESCENT, W9 £699,500 LEASEHOLD

An Architecturally designed, fully refurbished, stunning one bedroom loft style apartment, located in the heart of Little Venice with beautiful views and use of extensive communal gardens. The new development offers sustainable contemporary features in a refurbished period building which has been designed to be Eco friendly with new double glazed timber period sash windows, a fully insulated timber and slate roof as well as new thermally insulated internal wall linings. The apartment has been custom designed to create well-proportioned accommodation with oak wood flooring throughout, electric sky lights offering a wealth of natural light and ventilation. Warrington Crescent is a quiet tree lined residential road situated within a conservation area, close to the famous Regents Canal, shops, cafes in Clifton Road and the underground at Warwick Avenue (Bakerloo line - 0.2 miles).

Double Bedroom | Shower Room | Open Plan Kitchen/Reception Room | Communal Gardens |  
250 Year Lease

View our virtual tour here: <https://youtu.be/ZGBVBaqvZ8c>

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# Warrington Crescent, London, W9

Approximate Area = 641 sq ft / 59.5 sq m

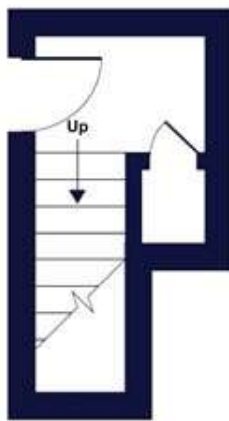
Limited Use Area(s) = 324 sq ft / 30 sq m

Total = 965 sq ft / 89.6 sq m

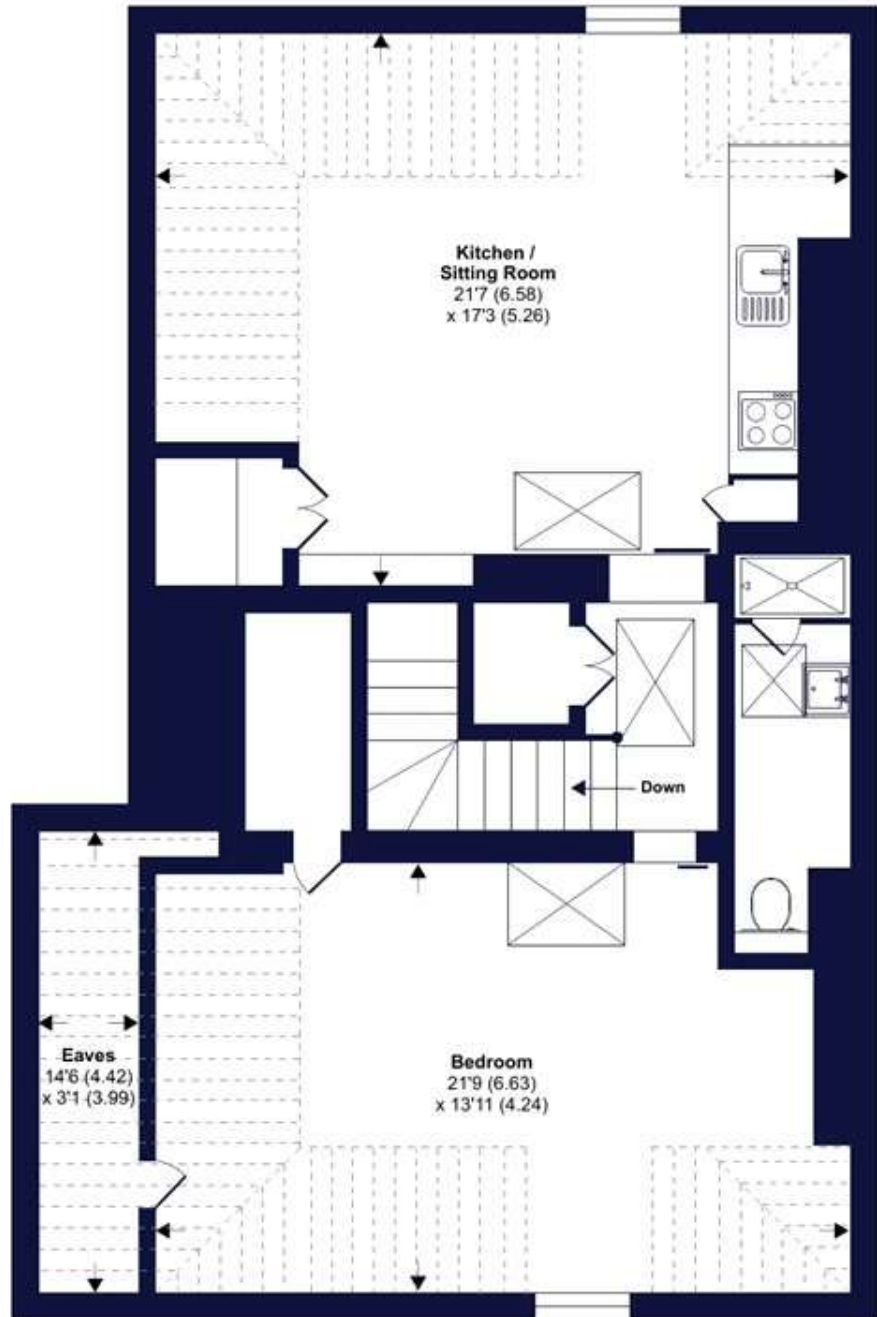
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

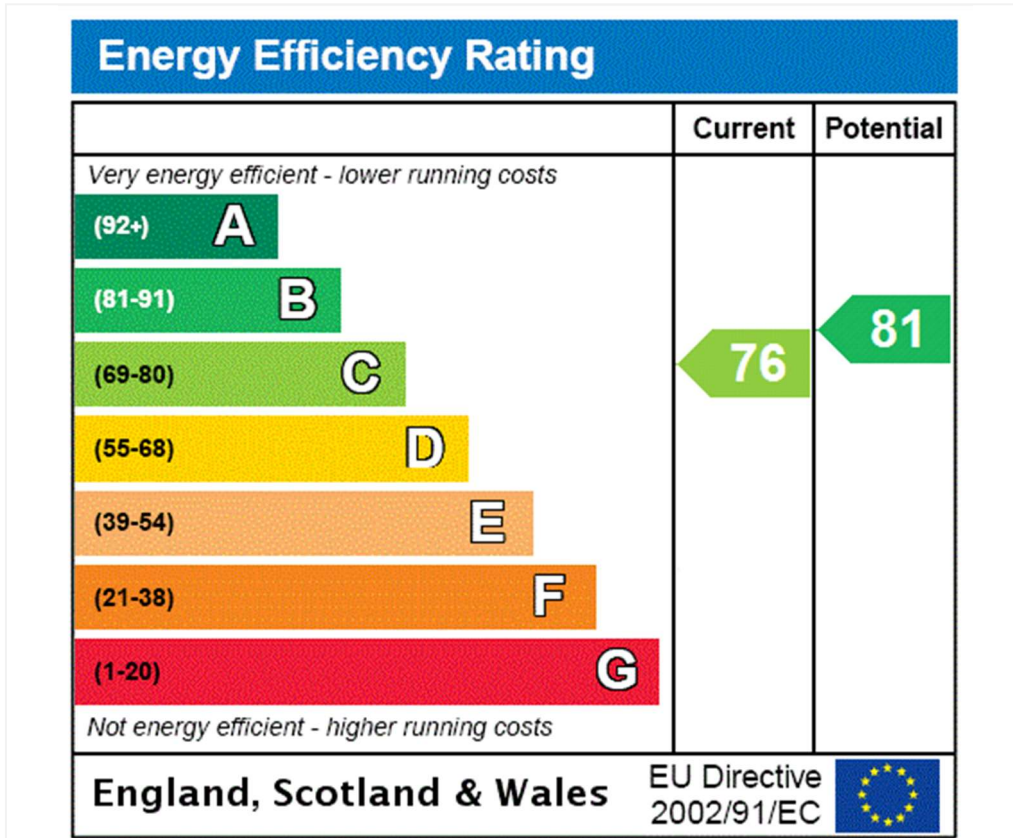


THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Winkworth. REF: 948254





**Tenure:** Leasehold

**Term:** Expires - 01/01/2273

**Service Charge:** £1,149.76 per annum

**Ground Rent:** A peppercorn (subject to increase)

**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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