



## WARRINGTON CRESCENT, MAIDA VALE, LONDON, W9 £2,100,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase 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 is a tree lined residential street, 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).

Three Bedrooms | Bathroom | Two Ensuite Shower Rooms | Fully Fitted Kitchen | Large Reception Room | Private Patio | Private Entrance | Communal Gardens | Share of Freehold

View our virtual tour here: <https://youtu.be/yyo3GhRUs-A>

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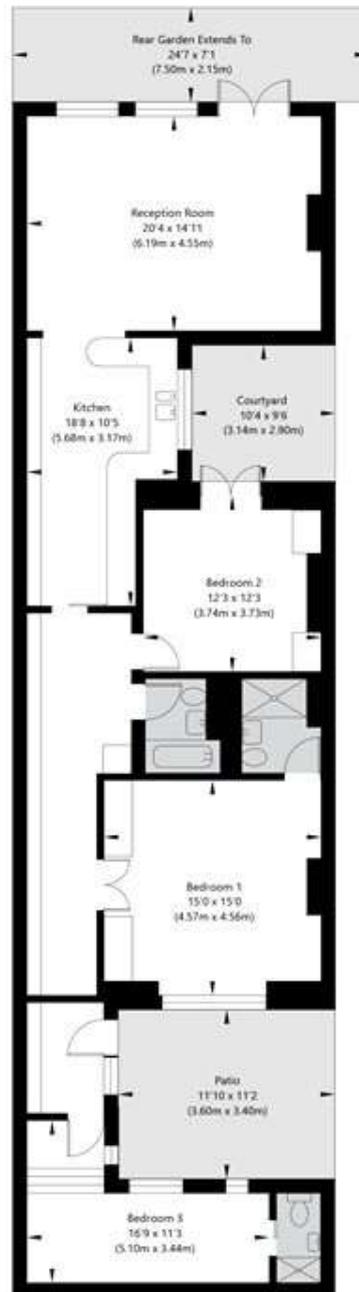
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Warrington Crescent, London W9 1EL

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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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		

**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2980

**Service Charge:** £3,385 per quarter (includes a large contribution to a sinking fund being put in place for the exterior cyclical works)

**Ground Rent:** £ 0 Annually

**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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