



WARRINGTON CRESCENT, LONDON, W9 £1,300,000 LEASEHOLD

A recently refurbished, interior-designed loft-style split level apartment situated in the heart of Little Venice, featuring a stunning terrace with views over the highly sought-after Crescent Communal Gardens. This bespoke apartment boasts a glass-enclosed study area, a water-cooled air-conditioning system in the master bedroom and reception room, and a split-level Poggenpohl kitchen equipped with Gaggenau and Siemens appliances, overlooking both the reception area and terrace.

The property offers well-proportioned accommodation, including two spacious double bedrooms with custom-built wardrobes, and is available for immediate occupancy. Abundant natural light floods the space through large windows and two skylights. The apartment is turnkey, and, depending on the buyer's preferences, it can be sold fully furnished. Warrington Crescent is set within a prime conservation area, approximately 0.3 miles from the charming shops and cafés of Clifton Road, the iconic Regent's Canal, and (Approx. 0.3 Miles) Warwick Avenue Underground Station (Bakerloo Line).

Primary Double Bedroom | Second Double Bedroom | Family Bathroom | Kitchen | Office/Landing | Reception Room | Balcony | Access to Crescent Communal Gardens | Leasehold



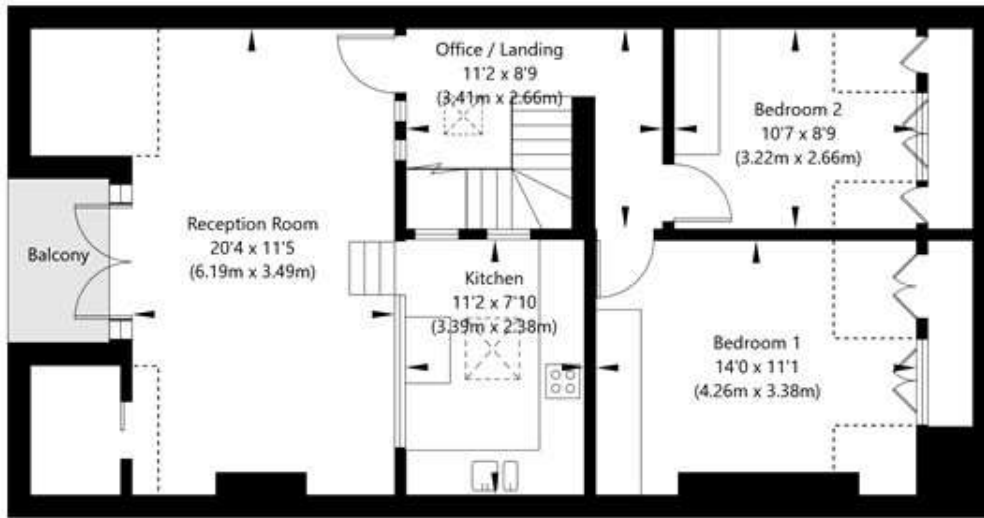
for every step...

View our virtual tour here: <https://youtu.be/GwblOxUH4AA>

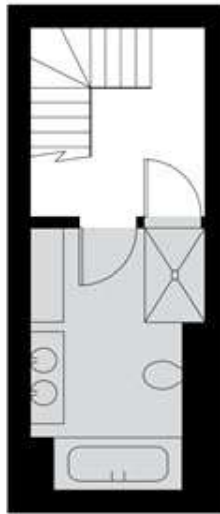
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Warrington Crescent, London W9 1EH



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 73.75 SQ M / 794 SQ FT

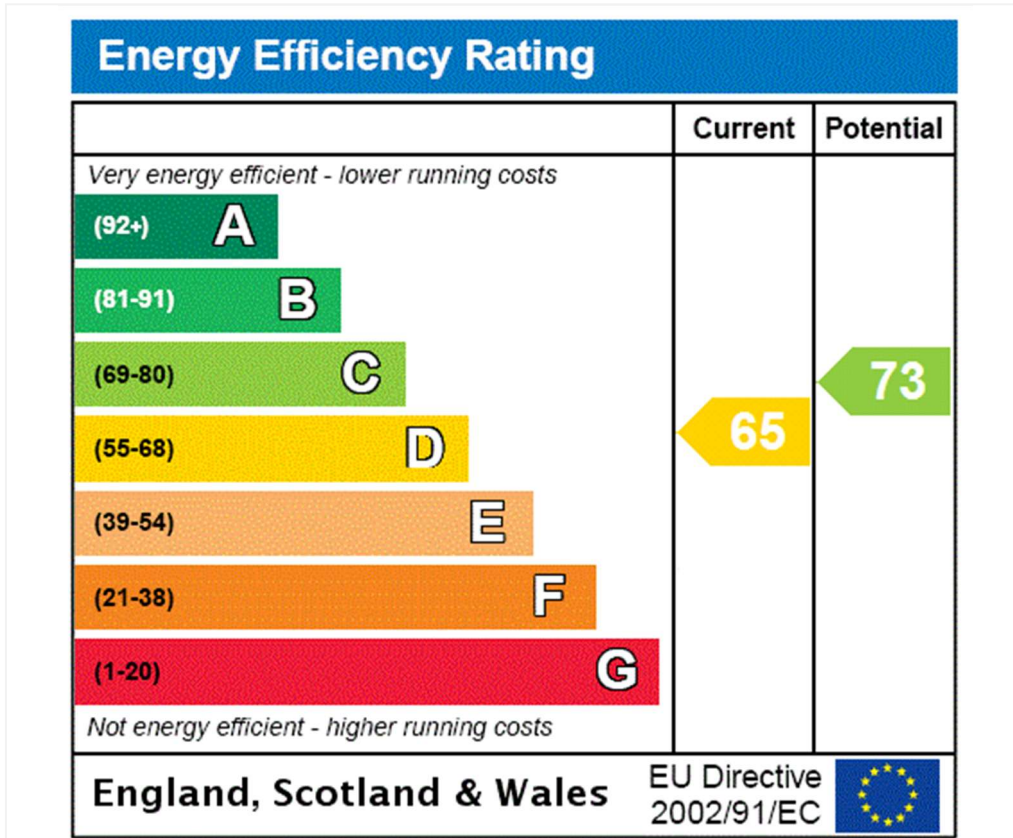


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 14.24 SQ M / 153 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 87.99 SQ M / 947 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 74.89 SQ M / 806 SQ FT

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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Leasehold
Term: Expires - 25/12/3016
Service Charge: £3,028 per annum
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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk

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