



WARRINGTON CRESCENT, LONDON, W9 £1,400,000 SHARE OF FREEHOLD

A bright two double bedroom top floor (entrance on the second floor) loft style apartment located in the heart of Little Venice with a terrace and a balcony overlooking the well-known Crescent communal gardens. The apartment forms part of an attractive red brick conversion, offers a wealth of natural light and has been designed to create a spacious reception room with doors opening to a balcony overlooking the communal gardens, a separate kitchen, primary bedroom with an ensuite, bedroom two and a second bathroom. There are stairs leading up from the entrance hall to a glorious roof terrace with stunning views over the communal gardens. Warrington Crescent is situated in the heart of Little Venice close to all the local amenities including the boutique shops, cafes on Clifton Road (Approx. 0.3 Miles), the famous Regents Canal and the underground (Approx. 0.2 Miles) at Warwick Avenue (Bakerloo line).

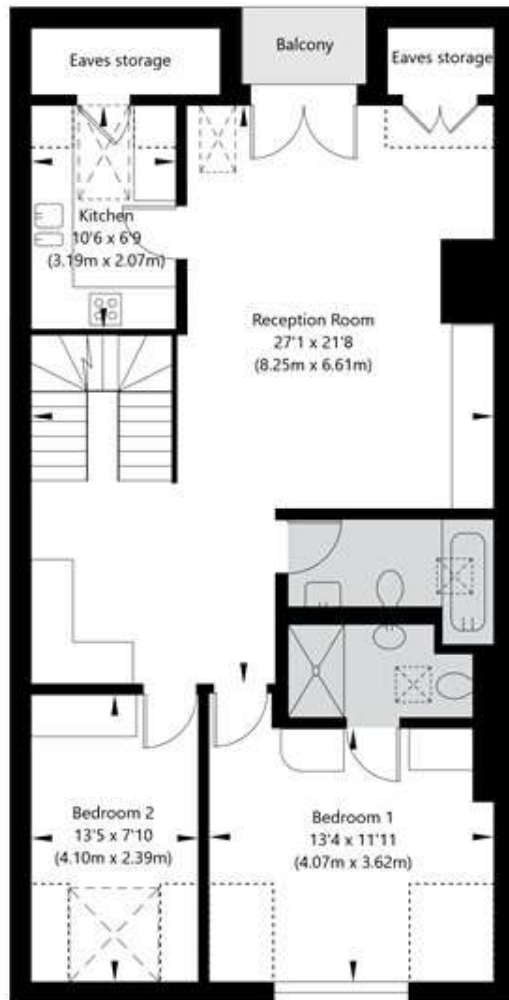
Primary Bedroom With En-Suite | Second Double Bedroom | Family Bathroom | Reception Room | Kitchen | Eaves Storage | Balcony | Roof Terrace | Crescent Communal Gardens | Share Of Freehold

Winkworth

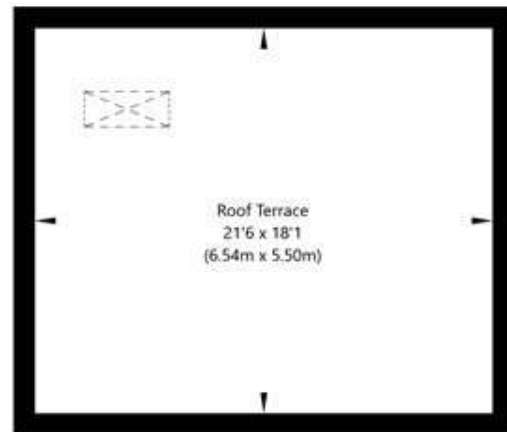
for every step...



Warrington Crescent, London W9 1EH



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 87.29 SQ M / 940 SQ FT

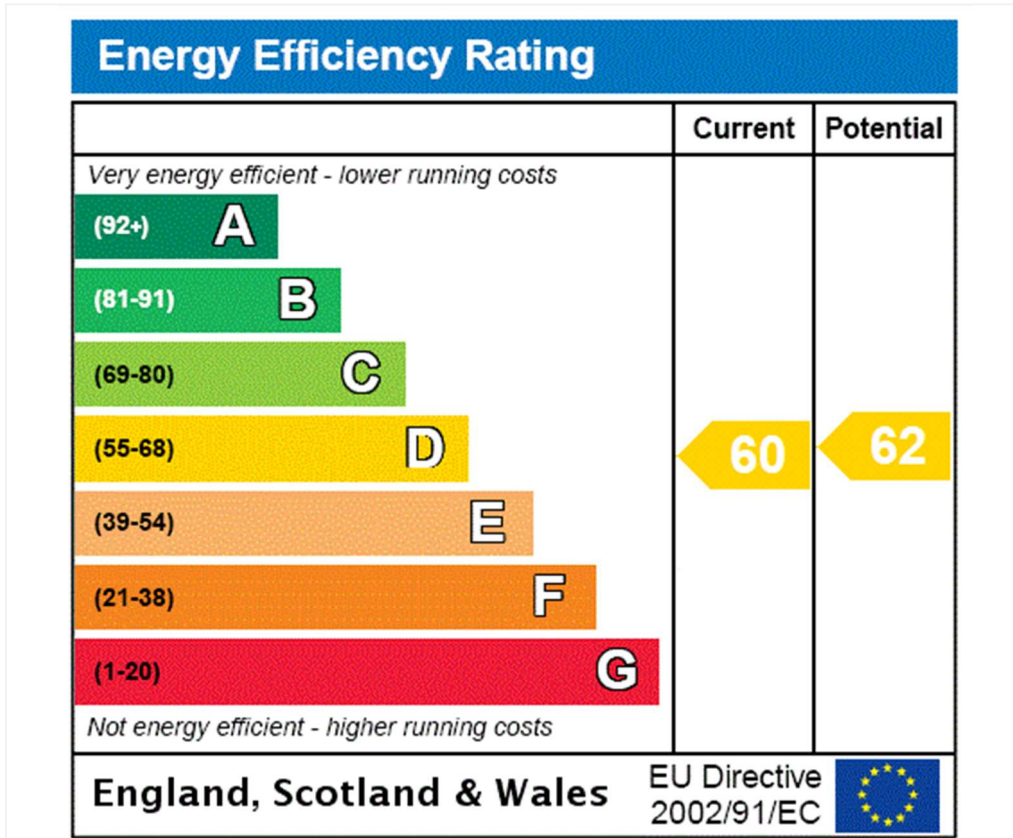


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1.2 SQ M / 13 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 88.49 SQ M / 953 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 78.34 SQ M / 843 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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Tenure: Share of Freehold

Term: Expires - 01/01/3005

Service Charge: £1,800 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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