



WARRINGTON CRESCENT, LONDON, W9 £2,000,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a spacious, bright, two double bedroom raised ground floor apartment, forming part of an imposing converted stucco fronted house, located on one of the most desirable roads in Little Venice, with use of the sought-after Formosa Communal Gardens. The apartment was refurbished by its current owners and retains some wonderful features including a grand reception room with high ceilings, full length sash windows offering a wealth of natural light, a fireplace with ornate surrounds, cornicing, a principal bedroom suite, a second double bedroom with a functional galleried area and a second shower room. Warrington Crescent is located in the heart of Little Venice close to all the local amenities including the boutique shops, cafes on Clifton Road (0.3 miles) the famous Regents canal and the underground (0.2 miles) at Warwick Avenue. (Bakerloo line).

Primary Double Bedroom with En-Suite Bathroom | Second Double Bedroom | Family Shower Room | Kitchen | Reception Room | Share Of Freehold

View our virtual tour here: <https://youtu.be/0AaHXvs1PeU>

Winkworth

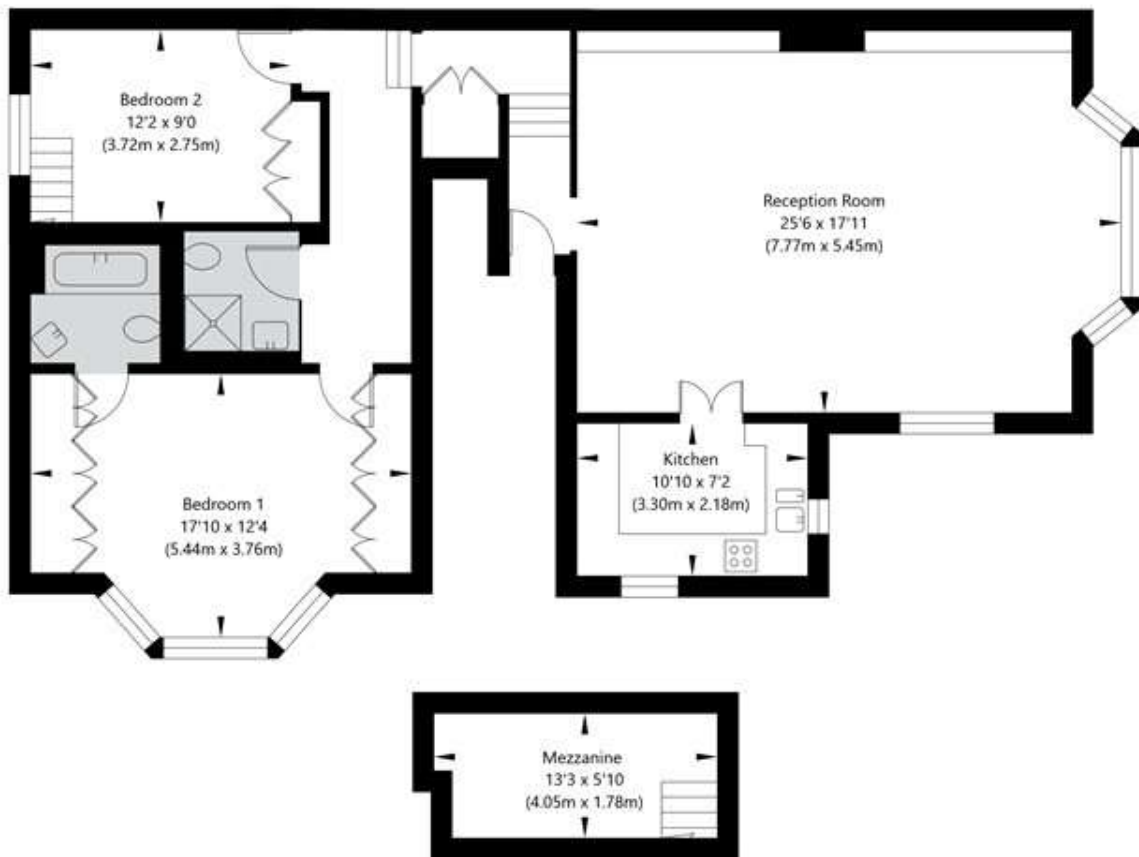
for every step...

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Warrington Crescent, London W9 1EP

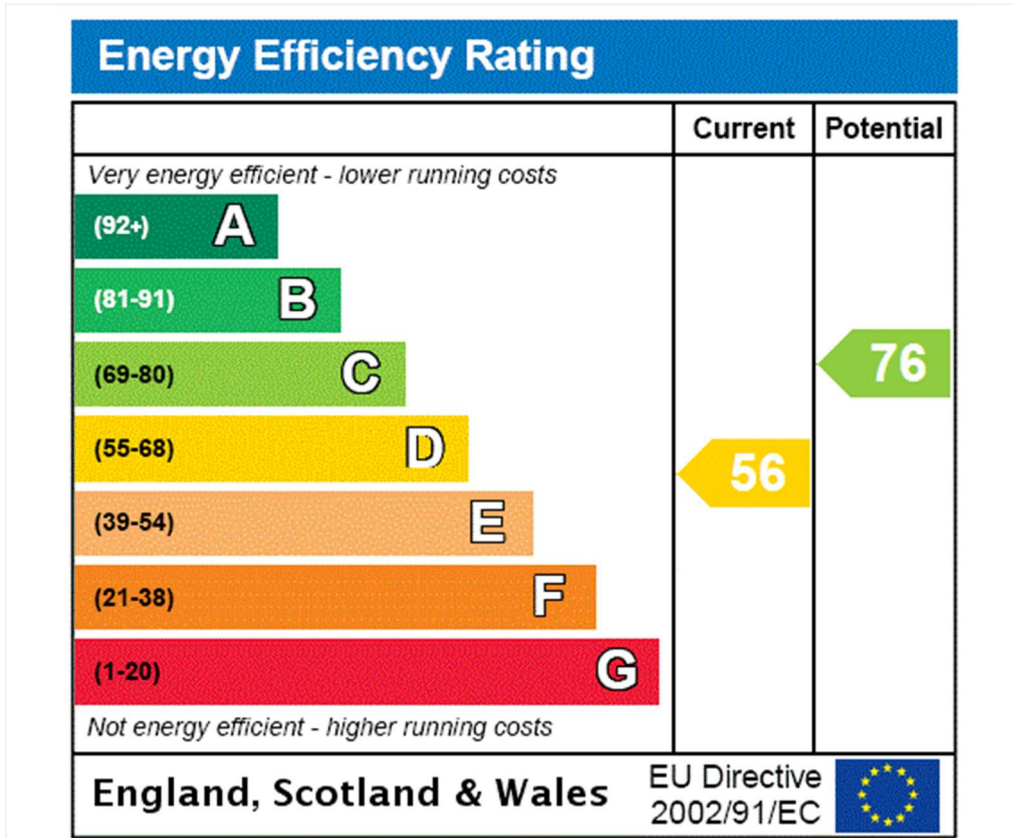
Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 98.1 SQ M / 1056 SQ FT



GROSS INTERNAL FLOOR AREA
APPROX. 6.96 SQ M / 75 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 98.1 SQ M / 1056 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 - 01/11/3021

Service Charge: £6150 per annum Includes Reserve Fund Contribution of £2000 per annum

Ground Rent: £0

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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