

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

Offered in excellent condition is an architecturally designed second floor two double bedroom, two-bathroom apartment, located in the heart of Little Venice with beautiful views and use of the extensive Formosa Communal gardens. The apartment has been custom designed to create well-proportioned accommodation with a reception room with high ceilings, wood flooring, a fireplace with ornate surrounds, full length sash windows offering a wealth of natural light, two double bedrooms with fitted wardrobes, two bathrooms with under floor heating and a fully fitted kitchen with Miele appliances. The apartment also has shared use of a large terrace accessible via the common arrears of the building. Warrington Crescent is a quiet tree lined residential road situated within a conservation area of prime residential properties, close to the famous Regents Canal, shops, cafes in Clifton Road (Approx. 0.4 Miles) and the underground at Warwick Avenue (Bakerloo line).

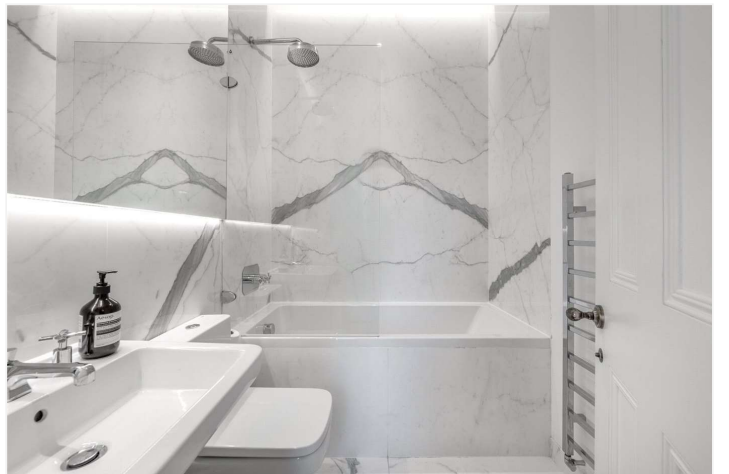
Primary Double Bedroom With En-Suite Bathroom | Second Double Bedroom | Shower Room | Kitchen | Reception Room | Access To Terrace | Access To Formosa Communal Gardens | Share Of Freehold

View our virtual tour here: <https://youtu.be/jgaT6yAZKjg>

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)

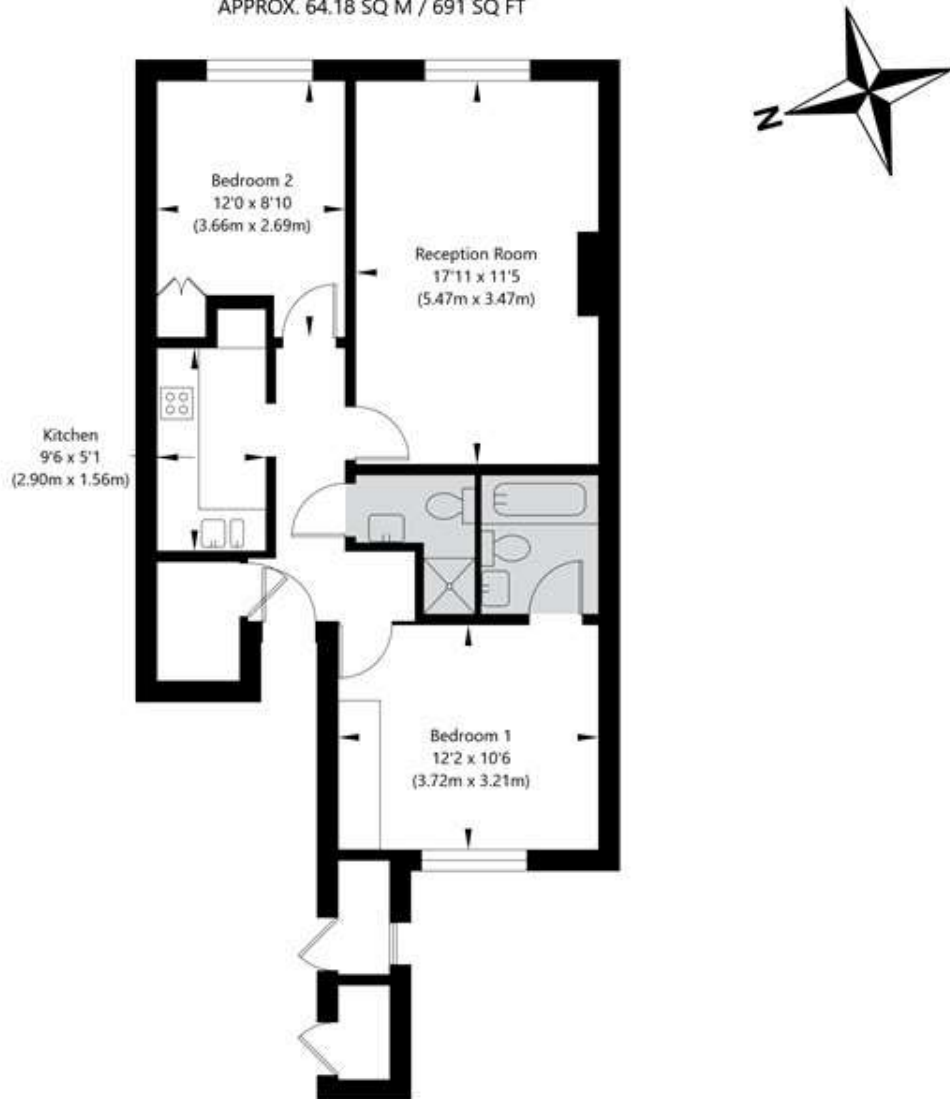
**Winkworth**

for every step...



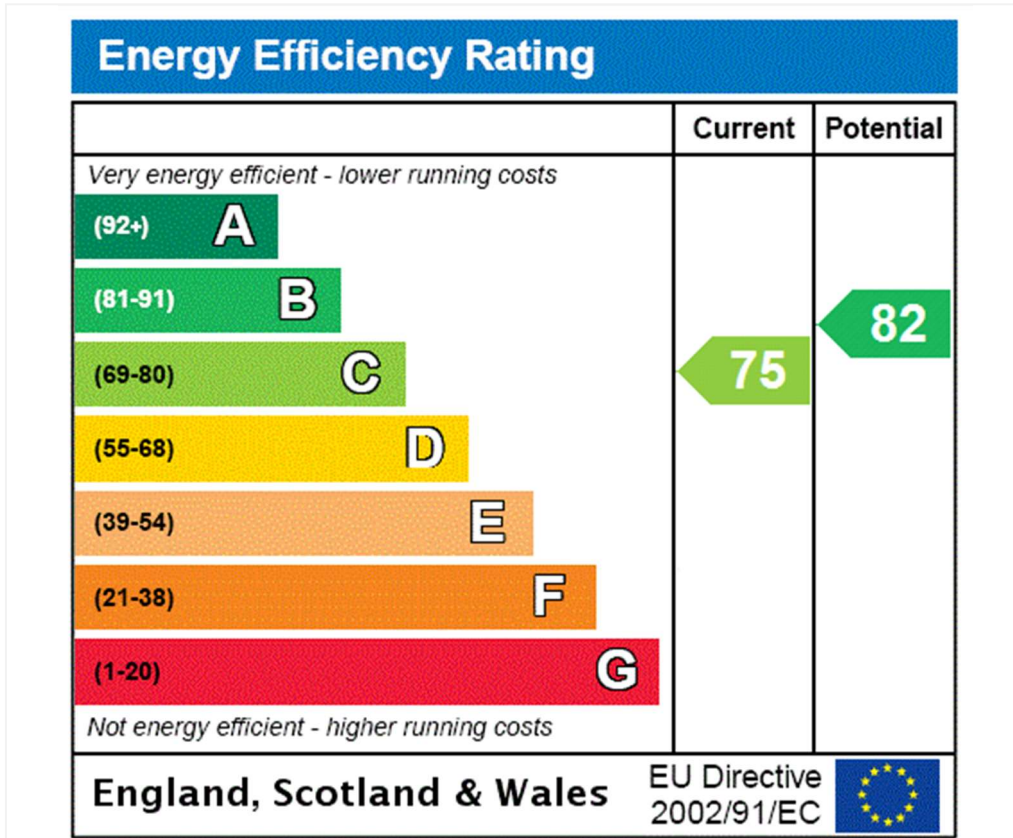
# Warrington Crescent, London W9 1EL

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 64.18 SQ M / 691 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 64.18 SQ M / 691 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold  
**Term:** Expires - 23/07/3017  
**Service Charge:** £3,655 per annum  
**Council Tax Band:** E

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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