



WARRINGTON CRESCENT, LONDON, W9 £1,500,000 LEASEHOLD

An interior designed recently refurbished loft style maisonette located in the heart of Little Venice with a beautiful terrace overlooking the sought after Crescent Communal Gardens. The apartment has been custom designed, creating a glass study area, water-cooled air-conditioning system in the master bedroom, reception room and a split level Poggenpohl kitchen with Gaggenau and Siemens appliances overlooking the reception room and the terrace. The apartment has well-proportioned accommodation with two double bedrooms with custom wardrobes in both bedrooms and is ready for immediate occupation. Warrington Crescent is situated in a conservation area of prime residential property, is located close (Approx. 0.3 miles) to shops, cafes in Clifton Road, the famous Regents Canal and the underground (Approx. 0.3 miles) at Warwick Avenue (Bakerloo line).

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

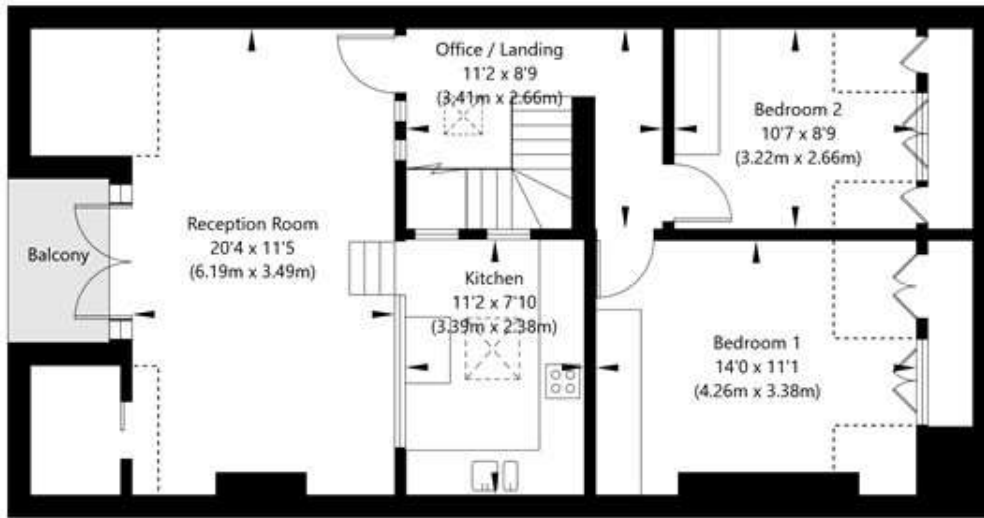
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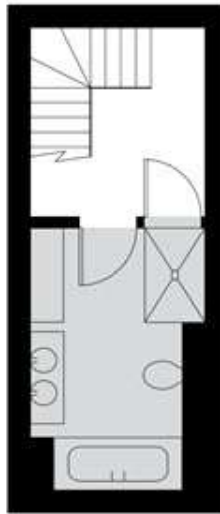
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Warrington Crescent, London W9 1EH



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

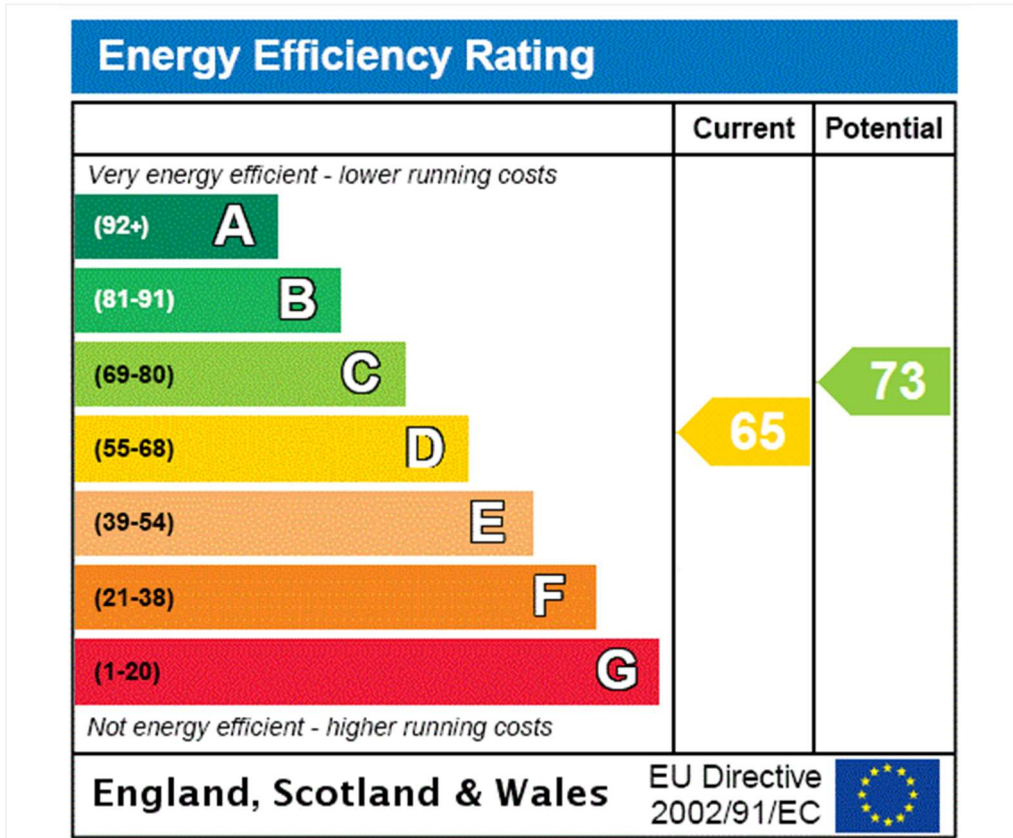


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 14.24 SQ M / 153 SQ FT

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

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: Leasehold
Term: Expires - 25/12/3016
Service Charge: £3,028 per annum
Ground Rent: £ 0 Annually (subject to increase)
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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