



## WARRINGTON CRESCENT, LONDON, W9 £1,750,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase an architecturally designed fully refurbished large bright (1203 sq. ft.) two double bedroom raised ground floor apartment forming part of an imposing converted house, located on one of the most desirable roads in Little Venice. The apartment retains some wonderful features, including high ceilings with full length sash windows offering amazing views across the well-known and sought after Crescent Communal Gardens, a large master bedroom suite and a grand reception room with solid wood flooring. Warrington Crescent is situated within walking distance of all the local amenities offered by this sought after area including the boutique shops, cafes on Clifton Road (0.4 Miles), the famous Regents Canal and the underground (0.2 Miles) at Warwick Avenue (Bakerloo line).

Primary Bedroom With Walk-In Wardrobe & En-Suite Shower Room | Double Bedroom | Family Bathroom | Kitchen/Reception Room | Vault | Access To Crescent Communal Gardens | Leasehold

View our virtual tour here: <https://www.youtube.com/watch?v=MjfucCrM28Q>



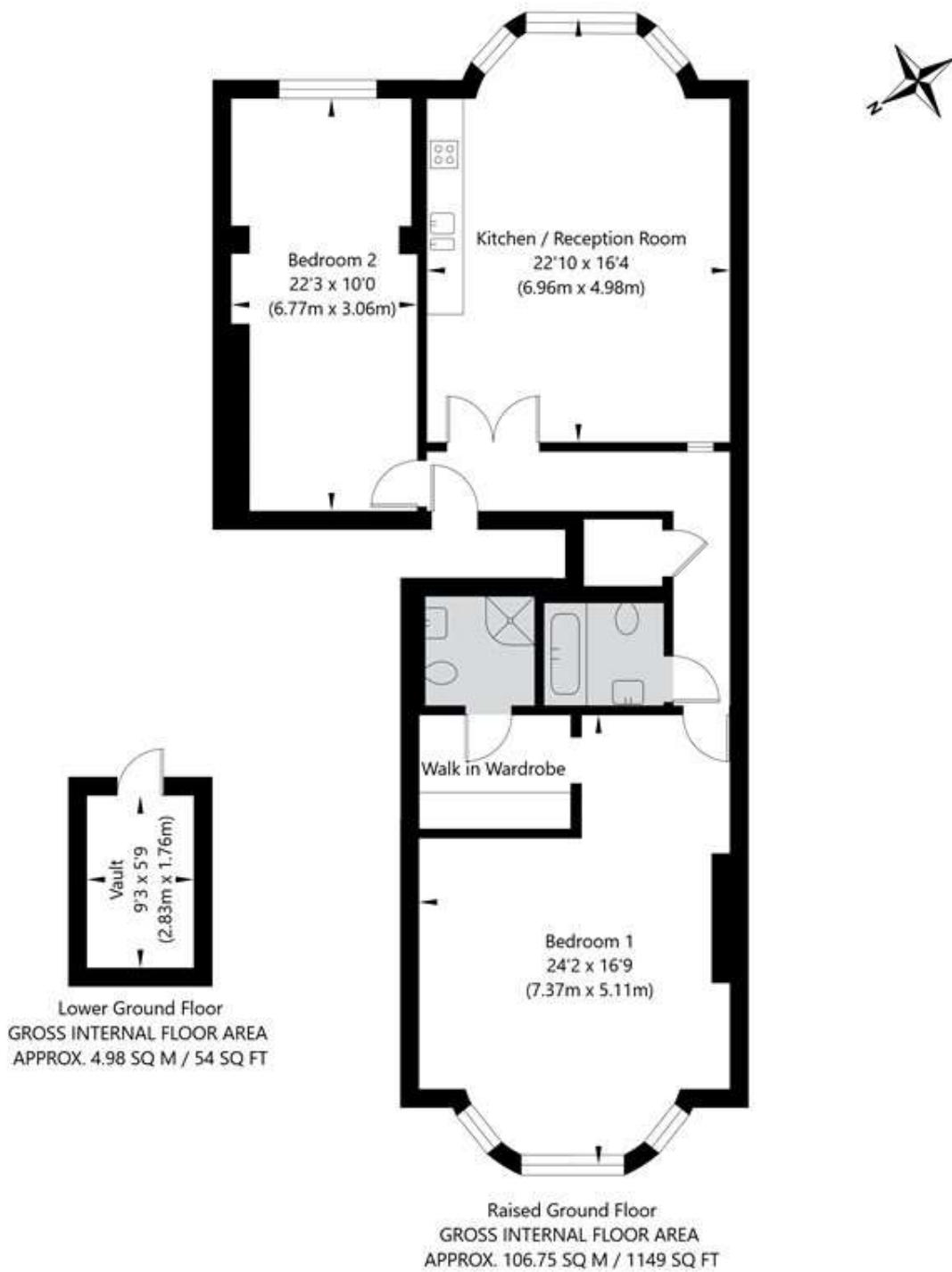
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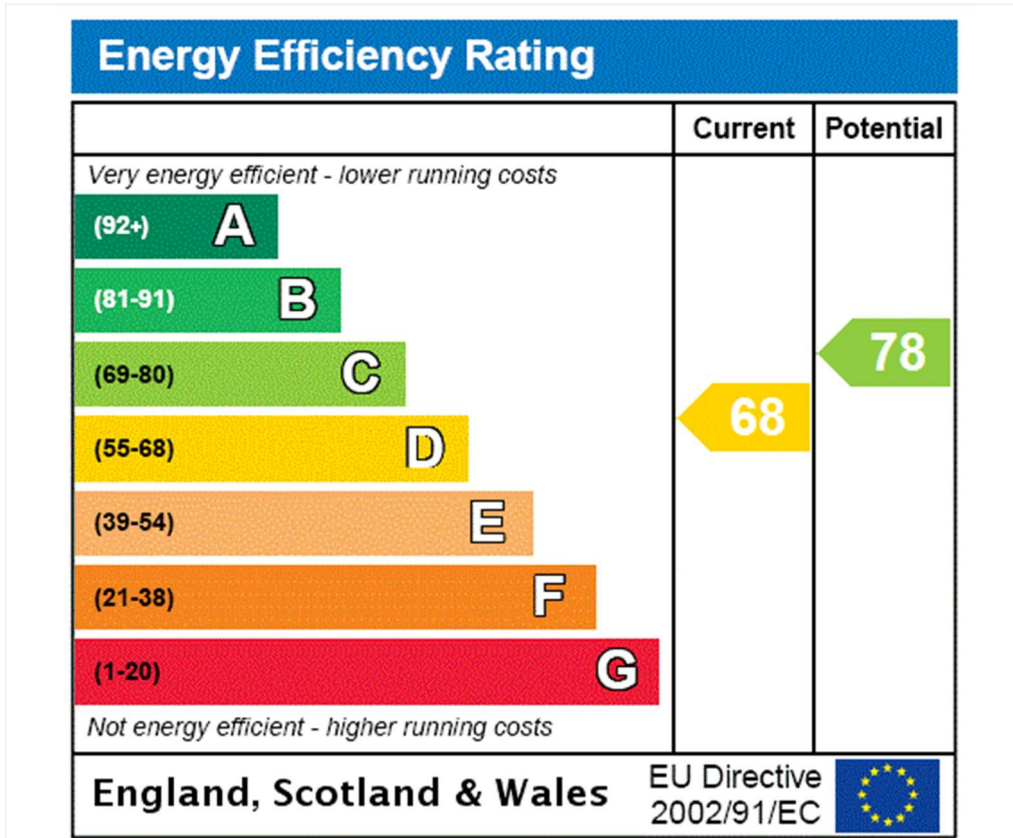
Warrington Crescent, London W9 1EH



APPROXIMATE GROSS INTERNAL FLOOR AREA 111.73 SQ M / 1203 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 - 01/04/3018

**Service Charge:** £3,566.32 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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