



WARRINGTON CRESCENT, W9 £725pw / £3,142pm UNFURNISHED

A bright and stylish two bedroom second floor flat in a Victorian red brick conversion benefiting from a large impressive reception room with views over the residents only communal gardens. Warrington Crescent is ideally situated for Warwick Avenue and Maida Vale tube stations (Bakerloo line), the boutique shops and cafes on Clifton Road and the Regents Canal.

Two Bedrooms | Bathroom | Reception Room | Kitchen | Communal Garden

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

Winkworth

incorporating

Vickers

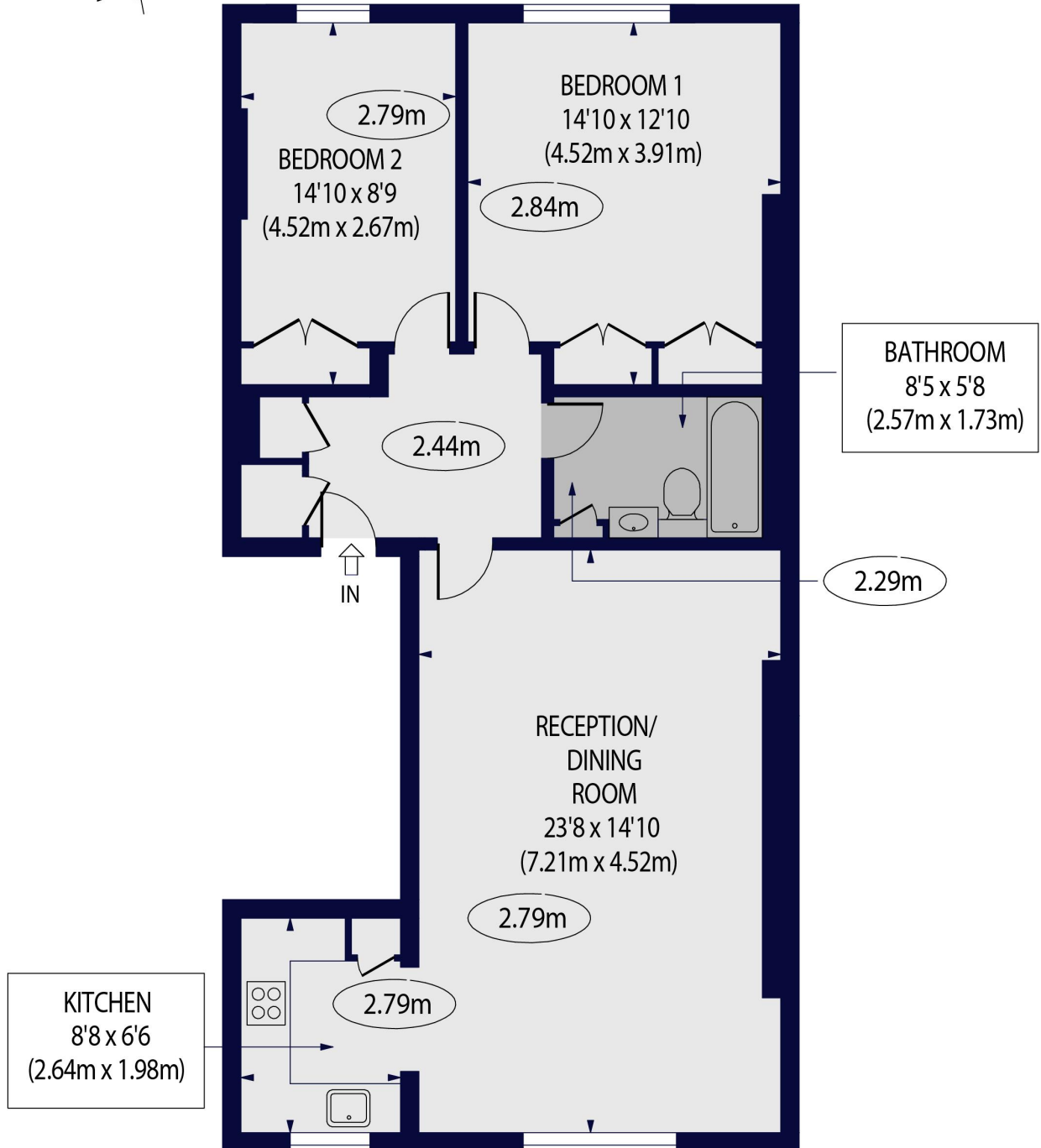


WARRINGTON CRESCENT, MAIDA VALE, W9 1EH

Approx. Gross Internal Floor Area 883 sq ft. / 82 sq.m



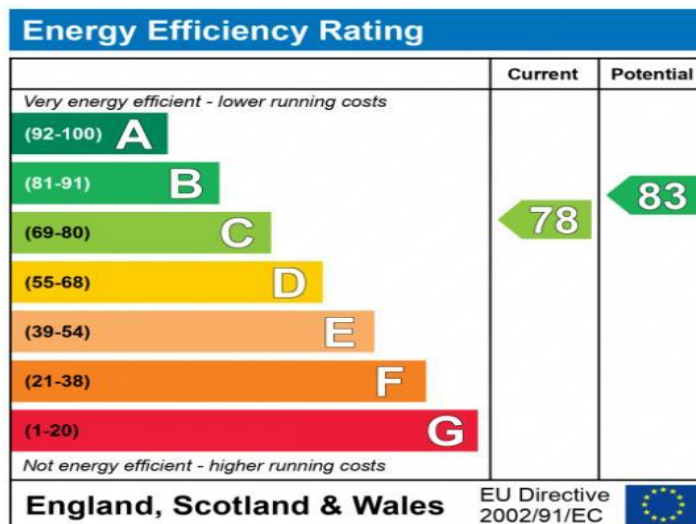
- Ceiling Height



SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46706
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Winkworth



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale

Winkworth

incorporating

Vickers