



WARRINGTON CRESCENT, W9 Guide Price £1,730,000 JOINT SOLE AGENT Subject to contract

Lateral living at its best! A rare and wonderful opportunity to purchase a large (1,223 sqft) two double bedroom, two bathroom first floor apartment featuring stunning views across the sought after Crescent communal gardens. The property is in excellent condition and benefits from well-proportioned accommodation with high ceilings, a grand reception room with three full-length sash windows offering a wealth of natural light, a fireplace with an ornate surround, a kitchen/breakfast room and a large principal bedroom. The apartment forms part of a grand period converted house located on one of the most sought-after roads in Little Venice. Warrington Crescent is situated within 0.1 miles of the boutique shops and cafes on Clifton Road, the famous Regents Canal and Warwick Avenue underground station (Bakerloo line - 0.2 miles).

Principal Bedroom | Second Bedroom With En Suite Shower Room | Bathroom | Reception Room | Kitchen/Breakfast Room | Communal Gardens | Leasehold With Share Of Freehold | 83 Years Left On Lease

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VIRTUAL TOUR: <https://youtu.be/i5aSzEal5hU>



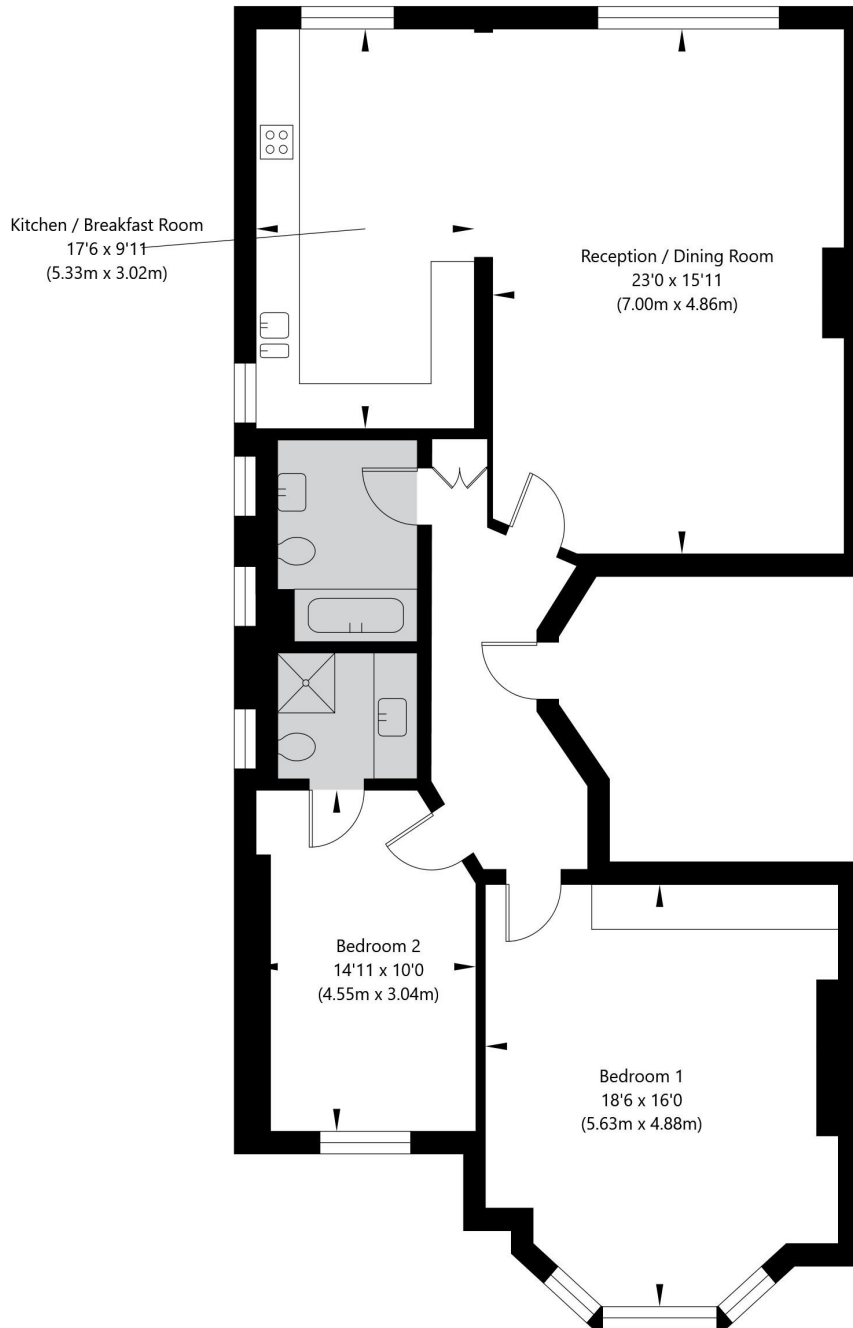
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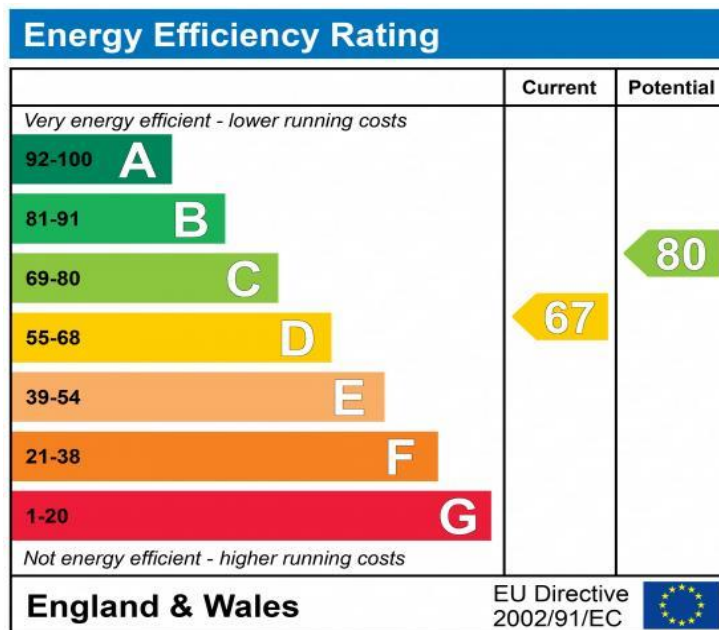
Warrington Crescent, London W9 1EH



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 113.6 SQ M / 1223 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 113.6 SQ M / 1223 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.



Tenure: Leasehold with Share of Freehold

Term: 83 Years + Share Freehold **NOTES:**

Service Charge: Approx. £3,000 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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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