



## WARRINGTON CRESCENT, W9 £2,150,000 SOLE AGENT Subject to contract

A wonderful opportunity to purchase a large (1,763 sq. ft.) three double bedroom, three bathroom garden flat forming part of an impressive stucco fronted Victorian terraced house with direct access to a private patio leading directly onto the impressive Crescent communal gardens. The apartment requires complete refurbishment and offers great potential with well proportioned rooms. Warrington Crescent is located in the heart of Little Venice close to all the local amenities including boutique shops and cafes in Clifton Road, the famous Regents Canal and the underground at Warwick Avenue.

Three Bedrooms | Three Bathrooms | Reception Room | Dining Room | Entrance Hall |  
Private Garden With Direct Access To Communal Garden | Leasehold

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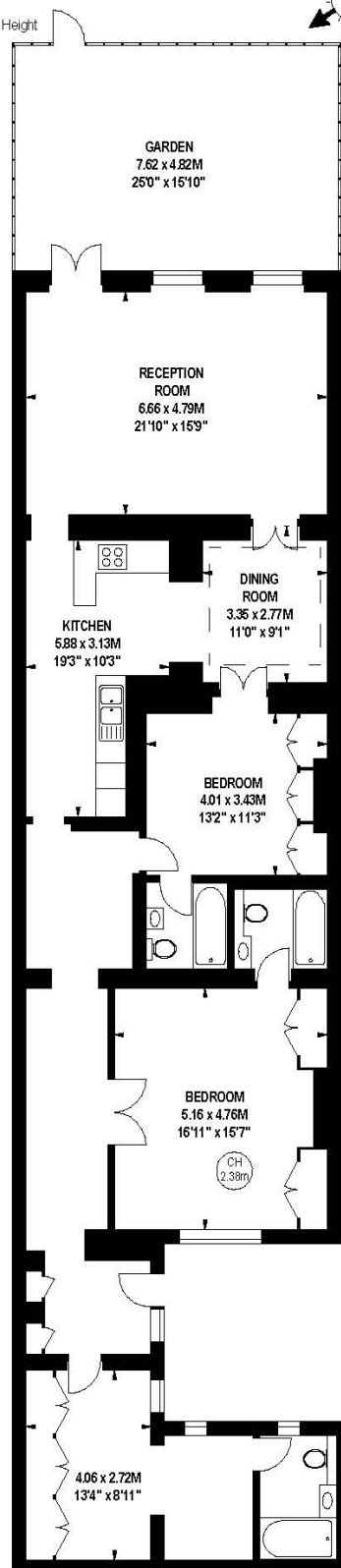
incorporating  
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# Warrington Crescent, W9

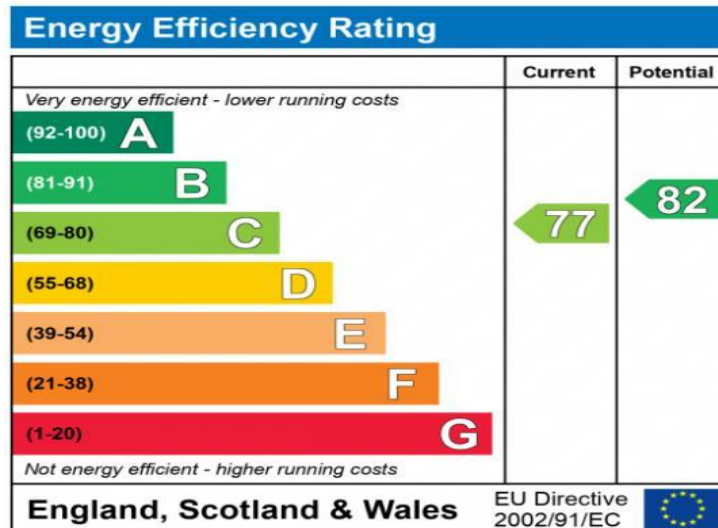
Approximate gross internal area  
163.78 sq m / 1763 sq ft

Key:  
CH - Ceiling Height



## Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.

**Tenure:** Share of Freehold

**Term:** 125 years from 24/06/1981      **NOTES:**

**Service Charge:** £3,650.32 per annum

**Current Ground Rent:** TBC

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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