



WARRINGTON CRESCENT, W9 £950,000 SOLE AGENT Subject to contract

A well-proportioned two double bedroom bright top floor loft style apartment located in the heart of Little Venice, with use and views of the sought-after communal Crescent Gardens, access to a private terrace with panoramic views over the communal gardens. The apartment forms part of a grand stucco fronted Victorian terraced house, located on a quiet tree lined residential street. Warrington Crescent is situated a short walk from the boutique shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line).

Two Bedrooms | Bathroom | Open Plan Dining/Reception Room | Kitchen | Communal Garden | Roof Terrace With Panoramic Views | Share Of Freehold

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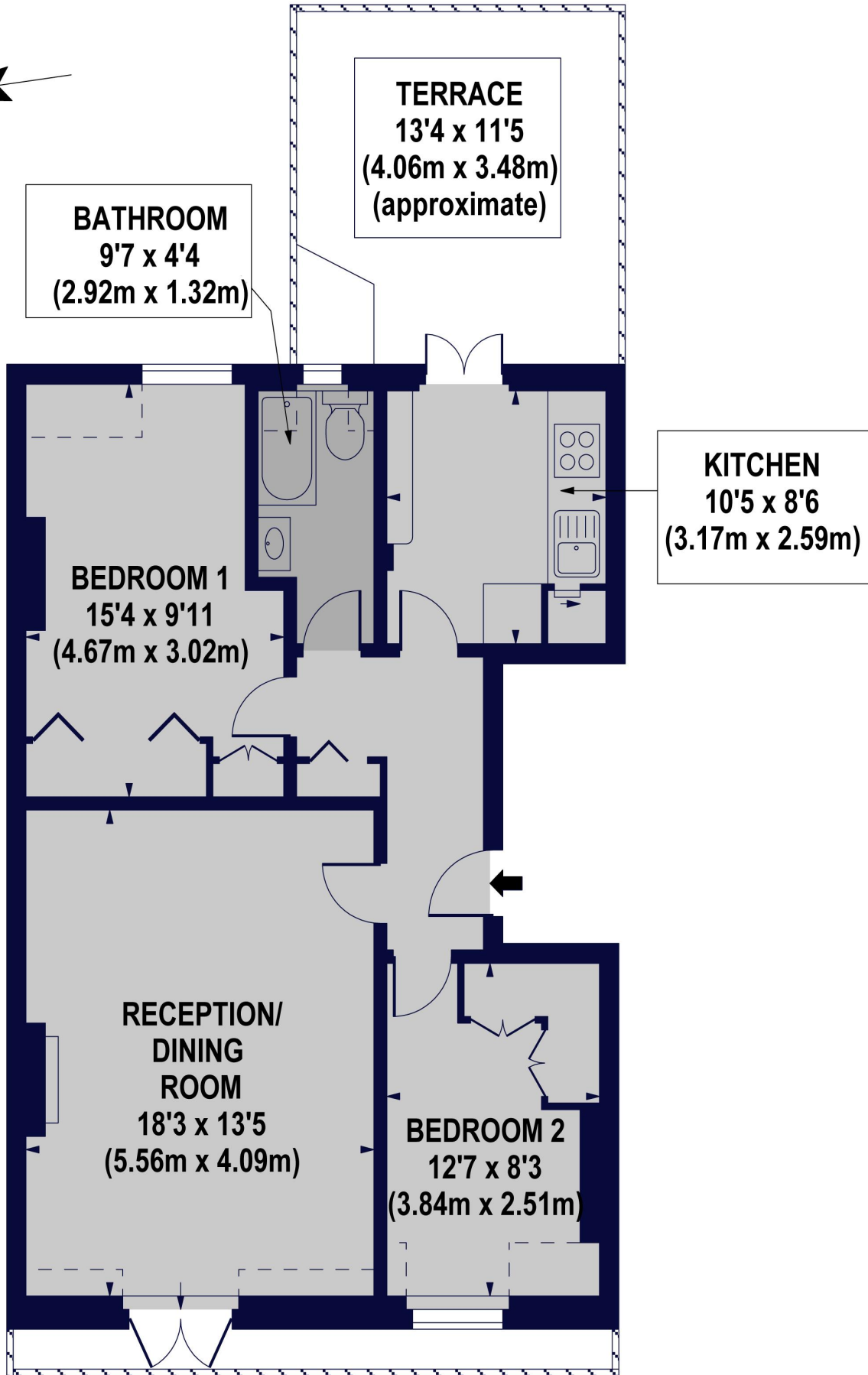
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WARRINGTON CRESCENT, MAIDA VALE, LONDON, W9 1EJ

Approx. Gross Internal Floor Area Excluding Restricted Heights 680 sq ft. / 63.25 sq.m

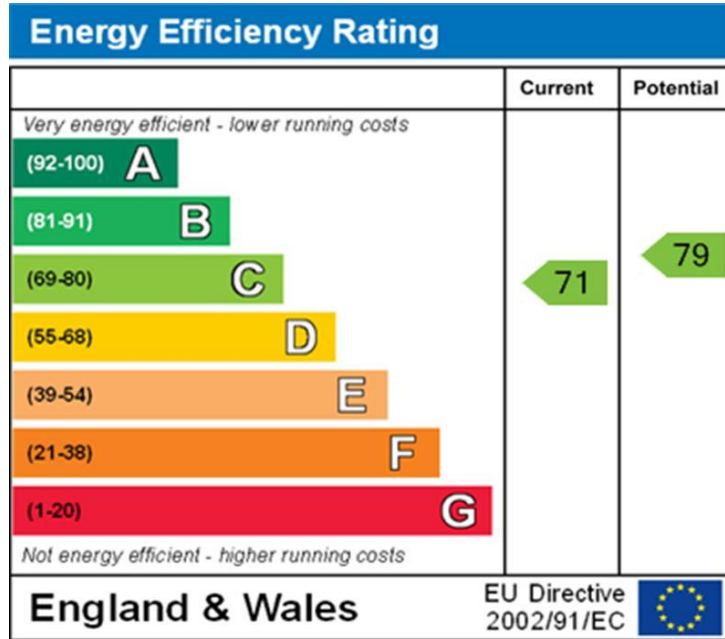
Approx. Gross Internal Floor Area Including Restricted Heights 709 sq ft. / 65.95 sq.m



FOURTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.23198
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.





Tenure: Share of Freehold

Term: 999 years from 31/03/2018

Service Charge: Approx. £1,700 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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.

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.

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