



## WARRINGTON CRESCENT, LONDON, W9 £4,500,000 FREEHOLD

A wonderful opportunity to purchase a unique freehold house (Approx 2460 sqft), with private parking, forming part of a sweeping crescent of stucco fronted period houses, located on one of Little Venice's most sought-after roads with use and views of the well-known Crescent Communal gardens. The house has been custom designed, arranged over three floors with a stunning conservatory leading onto a large roof terrace overlooking the communal gardens, a large kitchen/ family room, four en-Suite bedrooms, reception room, a galleried study area and a guest cloakroom. Warrington Crescent is situated close to all the local amenities offered by this fashionable area including the boutiques shops, cafes on Clifton Road (Approx. 0.3 miles), the famous Regents Canal and the underground at Warwick Avenue (Approx. 0.1 miles) Bakerloo Line.

Entrance Hall | Reception Room | Kitchen/ Family Room | Conservatory | Roof Terrace | Four Bedroom Suites | Guest Cloakroom | Front Patio | Parking | Communal Gardens

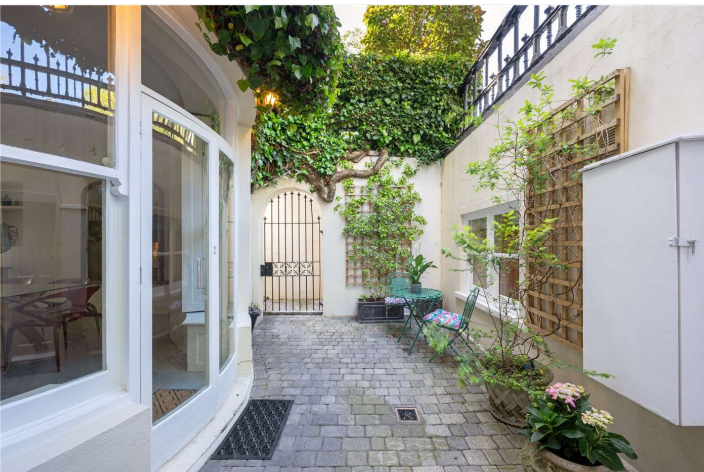
View our virtual tour here: <https://youtu.be/lcOUCCjoEZc>

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# Warrington Crescent, W9

Approximate Area = 214.1 sq m / 2304 sq ft

Outbuilding = 14.5 sq m / 156 sq ft

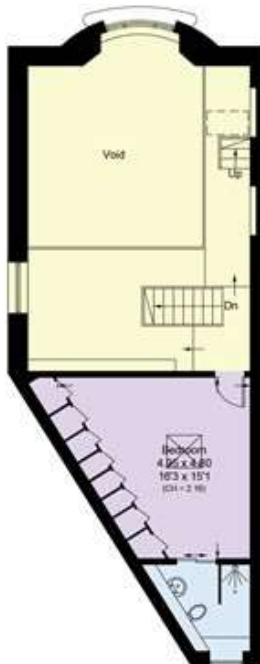
Total = 228.6 sq m / 2460 sq ft



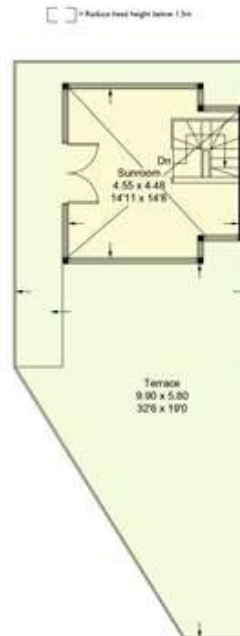
**Lower Ground Floor**  
Approximate Area = 75.7 sq m / 815 sq ft



**Ground Floor**  
Approximate Area = 70.2 sq m / 756 sq ft



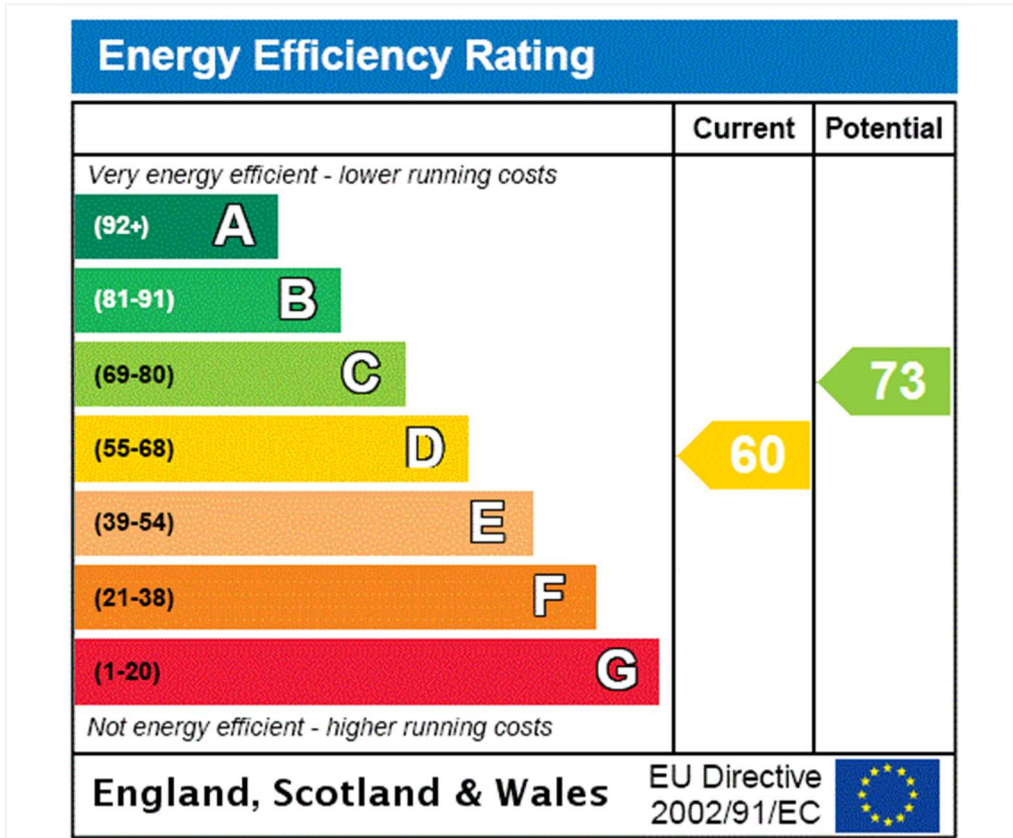
**First Floor**  
Approximate Area = 49.0 sq m / 527 sq ft



**Second Floor**  
Approximate Area = 19.1 sq m / 205 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





**Tenure:** Freehold

**Service Charge:** £340 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** H

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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