



WARWICK CRESCENT, LONDON, W2 £825,000 LEASEHOLD

Located adjacent to the Grand Union Canal, Winkworth Maida Vale are excited to offer this refurbished three bedroom duplex apartment located on the second and third floor of this purpose built block. Offering approximately 840 square feet, the apartment boasts a well-proportioned reception room with large windows, facing Little Venice's famous canal, a guest cloakroom, underfloor heating on the lower floor and a spacious fully fitted kitchen overlooking the blocks communal gardens. On the first floor there are two double bedrooms (both with built-in storage), along with a third bedroom and large family bathroom. Warwick Crescent is ideally situated (0.3miles) for Warwick Avenue Underground Station (Bakerloo Line), whilst 0.6 miles from Paddington Station (National Rail, Heathrow Express, London Underground, including the Elizabeth Line) as well as 0.5 miles from the many restaurants and shops that Clifton Road offers.

Two Double Bedrooms With Built In Storage | Third Double Bedroom | Family Bathroom |
Open Plan Kitchen/Reception Room | Guest W/C | Communal Gardens | Leasehold

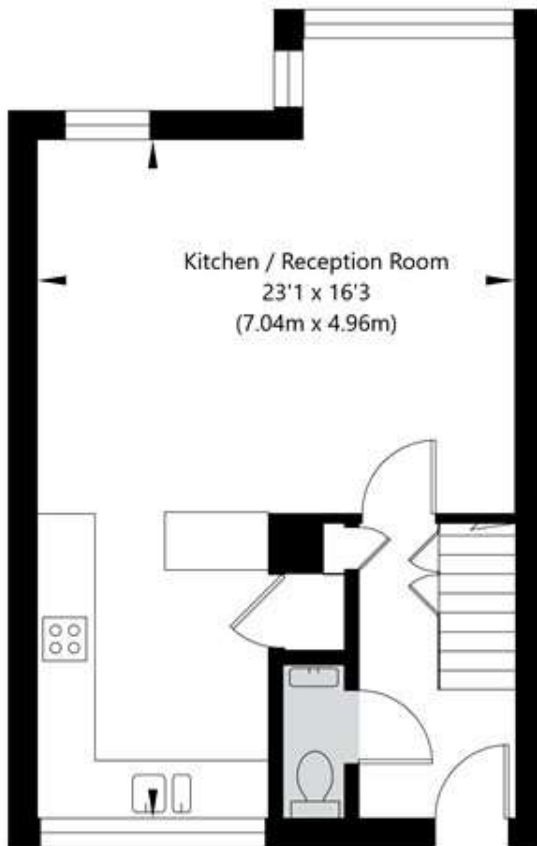
Winkworth

for every step...

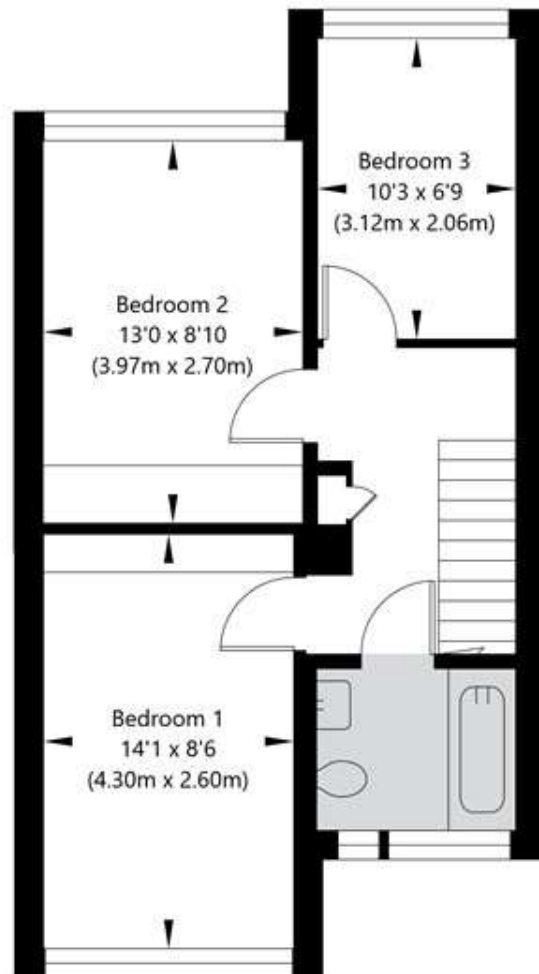
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Warwick Crescent, London W2 6NE

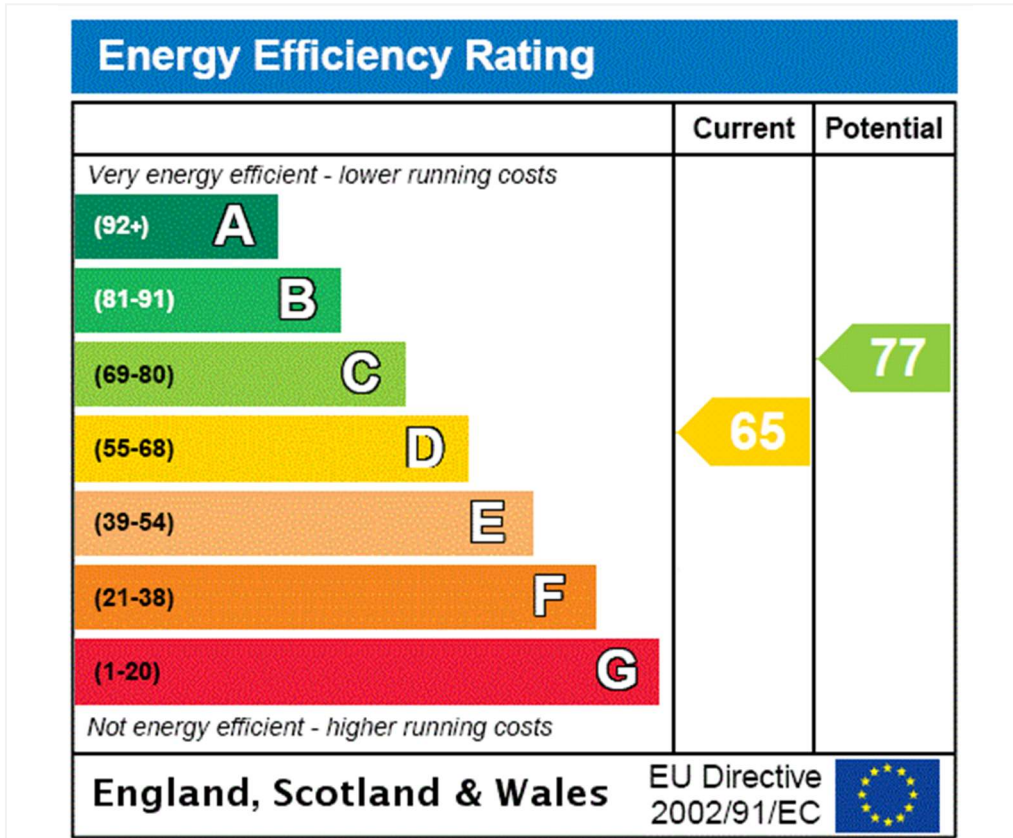


Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 37.26 SQ M / 401 SQ FT



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.51 SQ M / 436 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 77.77 SQ M / 837 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

Term: Expires - 27/01/2197

Service Charge: £2,434 per annum

Council Tax Band: D

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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for every step...

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winkworth.co.uk/maida-vale

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