



## WARRINGTON CRESCENT, LONDON, W9 £825,000 SHARE OF FREEHOLD

Situated on one of Little Venice's premier trees lined roads, we are proud to offer this large (Approx. 711 Sq. Ft.) raised ground floor galleried one bedroom apartment forming part of an attractive period conversion retaining some wonderful original features. The apartment is ready for immediate occupation, with exceptional ceiling height throughout (Approx. 4 metres) with use of the sought-after Crescent Communal Gardens. The apartment retains some attractive features including high ceilings, cornicing, full length sash windows offering a wealth of natural light and a large galleried sleeping area with a walk-in wardrobe. The apartment forms part of a grand period conversion situated in the heart of Little Venice close to all the local amenities, including the boutique shops, cafes on Clifton Road (Approx. 0.4 Miles), the famous Regents canal and the underground ( Approx. 0.1 Miles) at Warwick Avenue.

Double Bedroom With Walk In Wardrobe | Open Plan Kitchen/Reception | Shower Room | Full Length Sash Windows | Access To Crescent Communal Gardens | Leasehold

**Winkworth**

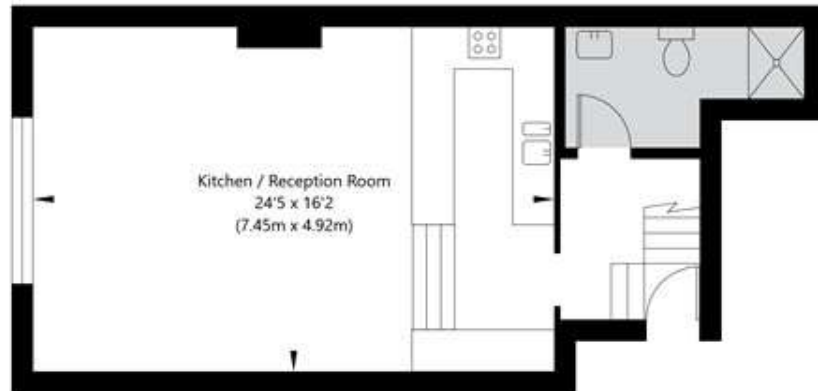
for every step...

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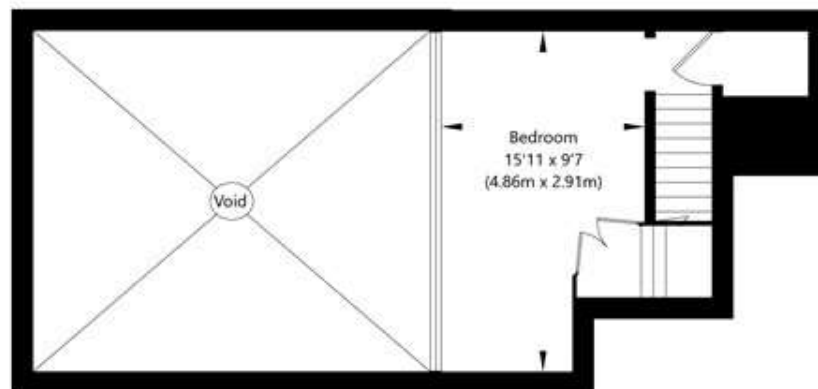




Warrington Crescent, London W9 1EJ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 46.88 SQ M / 505 SQ FT



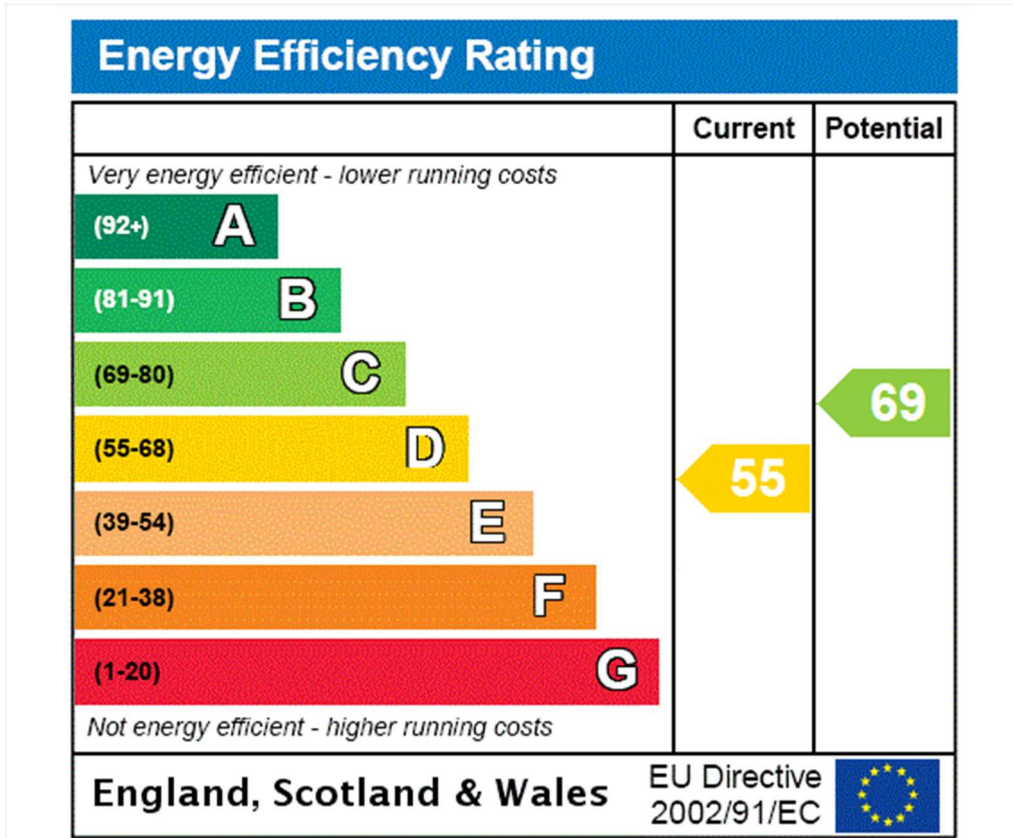
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 19.12 SQ M / 206 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 66 SQ M / 711 SQ FT  
CEILING HEIGHT 4.07 M / 13.4 FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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**Tenure:** Share of Freehold  
**Term:** Expires - 01/01/2109  
**Service Charge:** £3,520 per annum  
**Council Tax Band:** E

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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