



WARRINGTON CRESCENT, LONDON, W9 £2,175,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a large (approximately 1579sq. ft.) three double bedrooms, three-bathrooms garden flat forming part of an impressive stucco fronted Victorian terraced house with direct access to a private patio leading directly onto the well-known and sought after Formosa communal gardens. The apartment is ready for immediate occupation, offers well-proportioned accommodation with a fully fitted kitchen / breakfast room, beautiful reception room with French doors offering access and stunning views across extensive communal gardens. Warrington Crescent is located in the heart of Little Venice close to all the local amenities offered by this sought after area including the boutique shops, cafes on Clifton Road (0.4 miles), the famous Regents canal and the underground (0.2 miles) at Warwick Avenue (Bakerloo Line).

Primary Bedroom With En-Suite Shower Room | Two Further Double Bedrooms | Family Bathroom | Open Plan Kitchen/Breakfast Room | Second Shower Room | Reception Room | Patio | Terrace | Formosa Communal Gardens | Share Of Freehold

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

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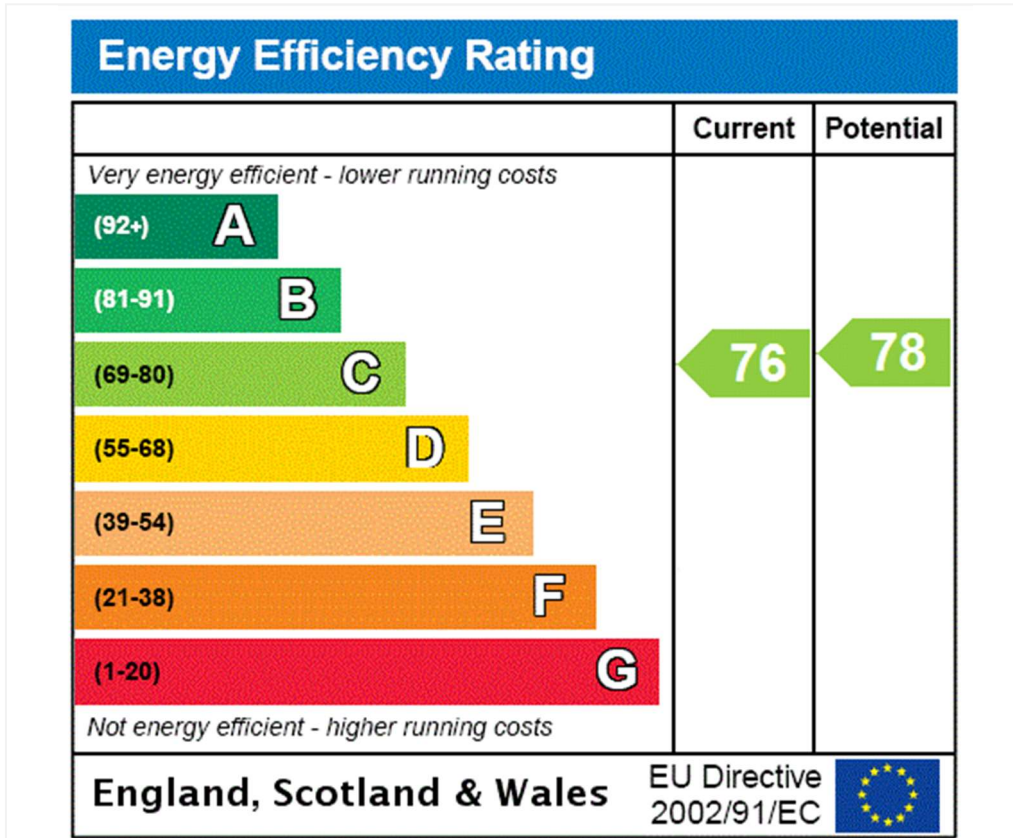
Warrington Crescent, London W9 1EL

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 146.66 SQ M / 1579 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 146.66 SQ M / 1579 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.

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Tenure: Share of Freehold
Term: Expires - 01/01/3001
Service Charge: £6,057 per annum
Ground Rent: £ 0 Annually
Council Tax Band: G

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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