



Warrington Crescent

Maida Vale, W9

Asking Price £1,850,000

Approached via its own private entrance, this spacious three bedroom, beautifully decorated garden apartment, of approximately 1579 sq ft/148 sq m, benefits from direct access from the reception room, onto the stunning Formosa Communal Gardens.

Situated on the desirable Warrington Crescent, the property offers three double bedrooms, three bathrooms, kitchen/breakfast room and a large reception room leading onto a private patio garden.

Warrington Crescent is located in prime Little Venice. Moments from the cafes and restaurants of both Formosa Street and Clifton Road. Warwick Avenue underground station (Bakerloo line) and Paddington Station with its international rail links are both within a short walk. Formosa Amenity gardens is a secure private resident's garden with bi-annual garden parties in both the summer and on Guy Fawkes night.

CHESTERTONS



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- A stunning three-bedroom apartment finished to a high specification and spanning approx. 1550 square feet.
- The apartment has direct access to the ever popular and beautiful Formosa communal gardens.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Positioned on Warrington Crescent in central Little Venice.



Tenure: Share of Freehold 975 years
Service Charge: £6,056.82 pa
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: G

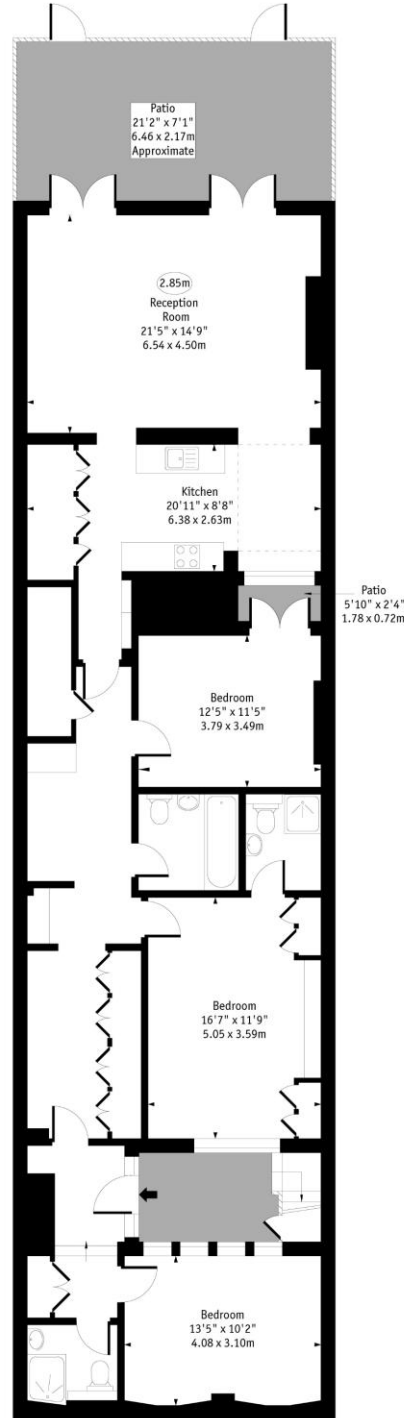
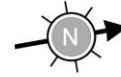
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 1579 Sq Ft - 146.72 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

