

Warrington Crescent, Maida Vale W9

Overlooking the vast communal gardens, this is a beautifully designed two bedroom property in W9.

Warrington Crescent in Maida Vale is a picturesque residential street with elegant Victorian and Edwardian homes. Lush greenery and well-maintained gardens add to its charm.

This fantastic property has been well maintained throughout and comprises a bay-fronted reception room with high ceilings and wood floors, a contemporary kitchen with integrated appliances, and a conservatory style dining area overlooking the communal gardens.









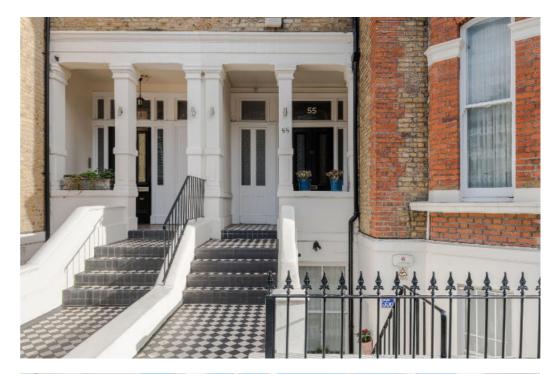


Asking price: £1,999,950

Tenure: Share of freehold plus leasehold, approximately 994 years remaining

Service charge: £4,092.14 per annum* Local authority: City of Westminster

Council tax band: G







The principal suite offers extensive storage and en suite shower room. Furthermore, there's a second bedroom and bathroom with a freestanding bath.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.







Location

The area features a tranquil atmosphere, offering a peaceful retreat from the hustle and bustle of the city.

Local transport links provide convenient access to the rest of London and beyond. The closest is 5 minutes to Warwick Avenue Underground Station (Bakerloo Line). St John's Wood Underground Station (Jubilee Line) connects residents to key destinations such as Bond Street, Westminster, and Canary Wharf.











Warrington Crescent

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft





First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank St John's Wood

5-7 Wellington PI I would be delighted to tell you more

London Tim Perks

NW8 7PB +44 20 7871 5065

knightfrank.co.uk tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos not without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos not mean that any necessary planning, build virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP, Knight Frank LLP, is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.