



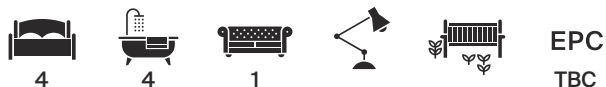
Warrington Crescent, Little Venice W9



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A striking four bedroom stucco fronted freehold house (2,460 sq ft/228 sq m) with off street parking, private patio, terracing and direct access to the sensational Crescent gardens.

Predominantly arranged over three floors, this unique home is entered on the ground floor, which features a spectacular 4m double volume reception room with a galleried study and a large bay window allowing for abundant light. The ground floor also provides a double bedroom with a boutique-style bathroom. Down the main stairs to the lower ground floor is an impressive open-plan kitchen/dining room with high-spec integrated appliances.



Guide price: £4,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



There is a large double bedroom with an en suite bathroom, storage, and an additional guest cloakroom/WC.

The private courtyard patio off the kitchen gives access to the fourth bedroom/office (with en suite shower room). The first floor comprises a further double bedroom with an ensuite bathroom and balcony with attractive garden views. A superb sunroom on the top floor leads to an outstanding 32ft roof terrace. The house also provides off street parking and access to the Crescent communal gardens.

Location

A selection of boutique shops, restaurants and cafes on Clifton Road, Formosa Street and Lauderdale Parade is just moments away, as are the green open spaces of Paddington Recreation Ground and Regent's Canal. Warwick Avenue and Maida Vale stations (Bakerloo line) are close by. Paddington Underground Station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines, National Rail services, Elizabeth line, and the Heathrow Express.







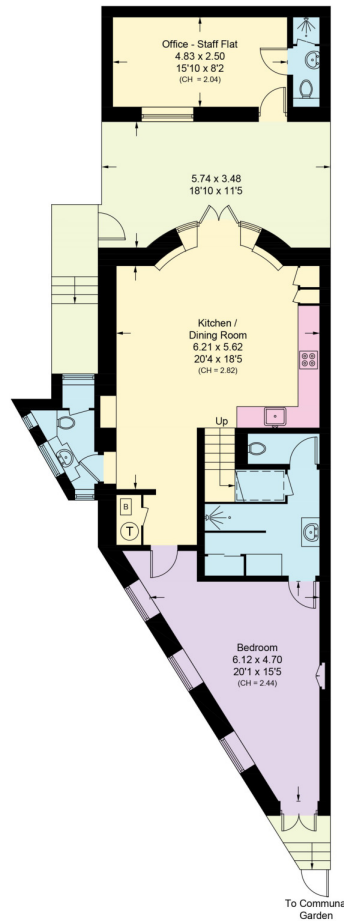
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Approximate Area = 214.1 sq m / 2304 sq ft

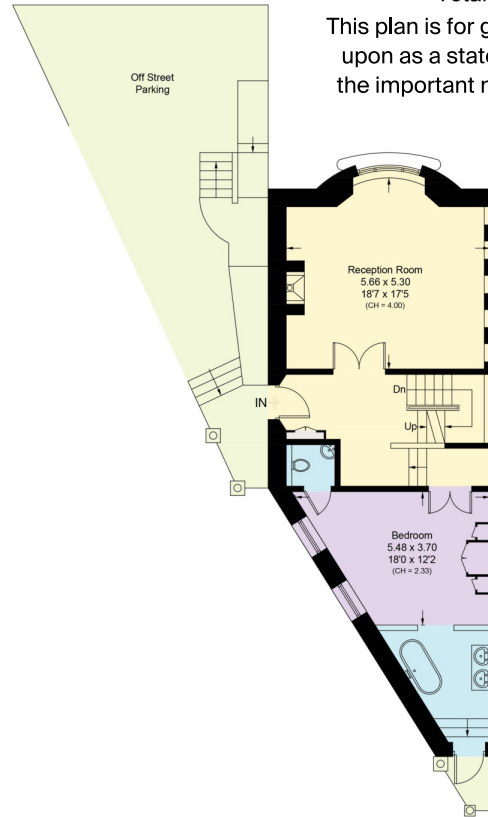
Outbuilding = 14.5 sq m / 156 sq ft

Total = 228.6 sq m / 2460 sq ft

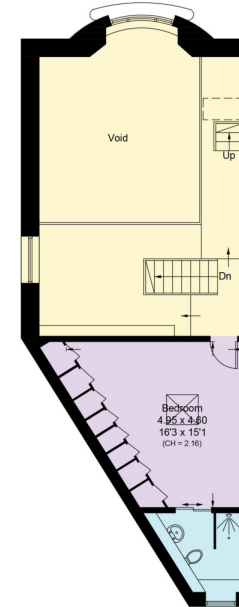
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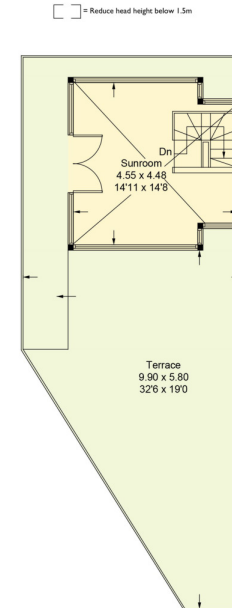
Lower Ground Floor
Approximate Area = 75.7 sq m / 815 sq ft



Ground Floor
Approximate Area = 70.2 sq m / 756 sq ft



First Floor
Approximate Area = 49.0 sq m / 527 sq ft



Second Floor
Approximate Area = 19.1 sq m / 205 sq ft

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I would be delighted to tell you more

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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.
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