

Warrington Crescent, London W9



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On the first floor of this period conversion, a recently renovated and beautifully presented apartment with two double bedrooms is positioned.

Comprising of a principal bedroom with built-in wardrobes and en suite bathroom, a further second double bedroom, shower room, an open-planned fully fitted kitchen with modern appliances and a spacious reception room overlooking the communal gardens. The property benefits from an abundance of natural light throughout, additional substantial storage and access to stunning communal gardens.



Guide price: £1,400,000

Tenure: Leasehold: approximately 980 years remaining

Service charge: £1,800 per annum, paid in monthly instalments (£150 per month)*

Local authority: City of Westminster

Council tax band: G





Warrington Crescent is ideally located moments from the cafes and restaurants of Clifton Road and Formosa Street, with close proximity to excellent transport links, Warwick Avenue Underground Station 0.2 miles (Bakerloo Line) and Paddington Station 0.7 miles (Heathrow Express and Elizabeth Line).

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







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Approximate Gross Internal Area = 84 sq m / 900 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.

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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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