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# Warrington Crescent, Little Venice, London, W9

Asking Price £800,000



Positioned on the first floor of an early Victorian regency style building is this two bedroom apartment spanning approximately 1195 square feet, a great opportunity for refurbishment.

With views over and access to the ever popular Crescent Amenity communal gardens, and benefitting from abundant natural light, the accommodation comprises a spacious reception room, an eat in modern kitchen, a primary bedroom, a second bedroom, and an additional study/bedroom.

The property is sold chain free with a long lease attached.

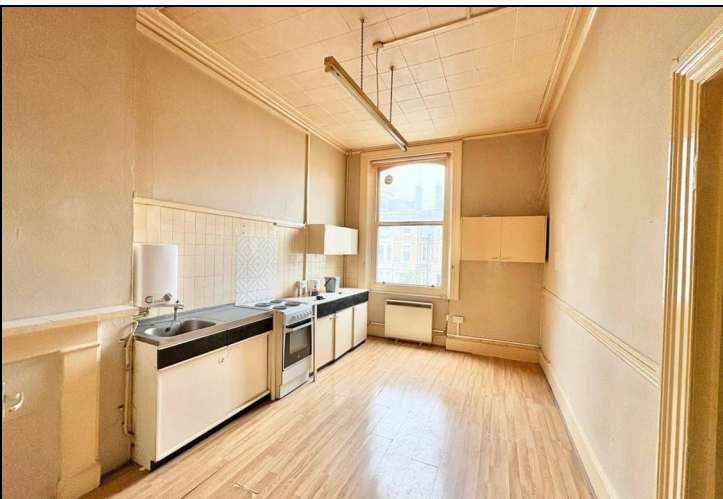
Warrington Crescent is located in the heart of Little Venice just moments from the shops and cafes of Clifton Road and a short walk to Warwick Avenue Underground station (Bakerloo Line).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

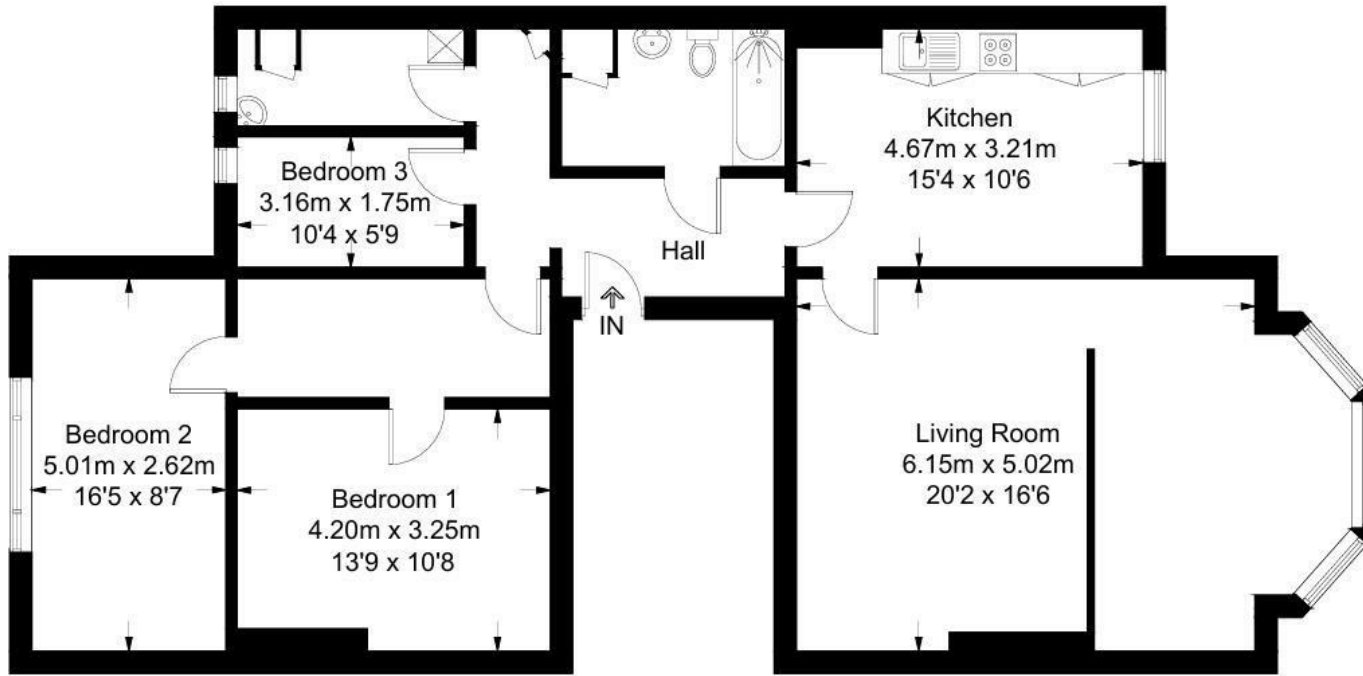
- Two Bedroom First Floor Apartment
- Spanning over 1,195 sq.ft. of internal living space
- High ceilings and an abundance of natural light
  - Sold chain free
  - Long lease attached
  - Communal gardens
- Close proximity to Warwick Avenue Bakerloo line





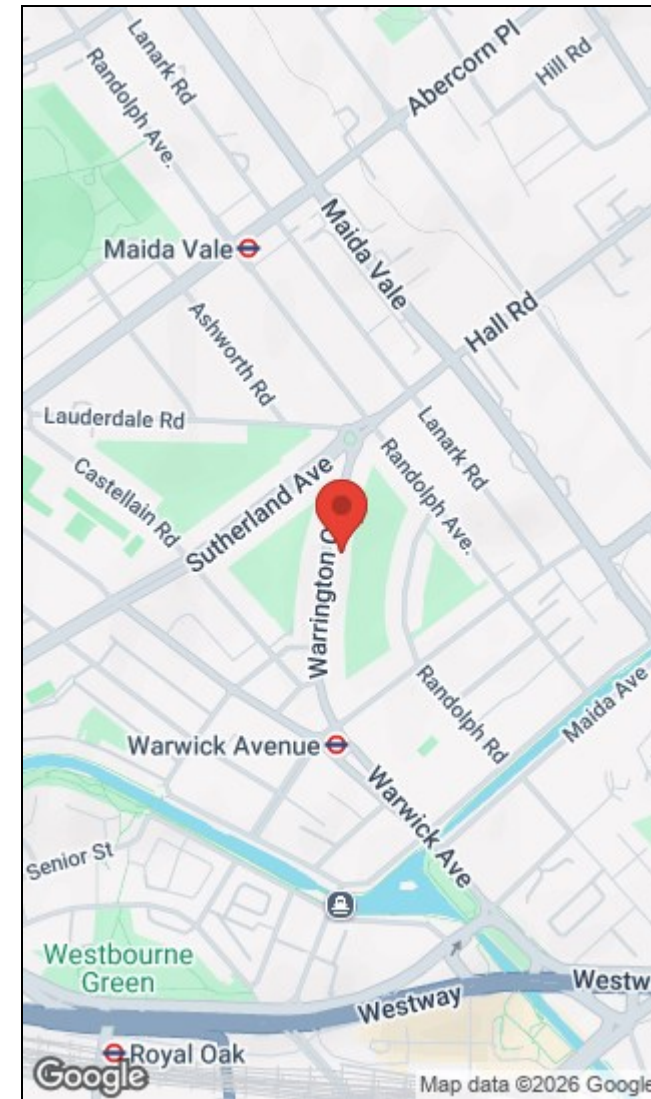
# First Floor Flat, 53 Warrington Crescent, London, W9 1EH

Approximate Gross Internal Area = 111 sq m / 1195 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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