



Positioned on the second floor, a bright and spacious two bedroom flat in prime Little Venice.

Warrington Crescent, Little Venice, London, W9

£1,150,000 Share of Freehold

savills



- Prime Little Venice location • Two bedrooms • Two bathrooms
- Communal gardens • Share of freehold • Excellent storage available

#### About this property

We are delighted to offer for sale this amazing two bedroom, two bathroom flat in a desirable period conversion.

Positioned on the second floor the flat enjoys beautiful views over the communal gardens. Warrington Crescent is one of London's most sought-after addresses. With a plethora of local cafes, restaurants, open green spaces, Regent's Canal within walking distance and Warwick Avenue tube station two minutes away, this location offers much to desire.

#### Tenure

Share of Freehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.  
Telephone: +44 (0) 20 3425 5600.



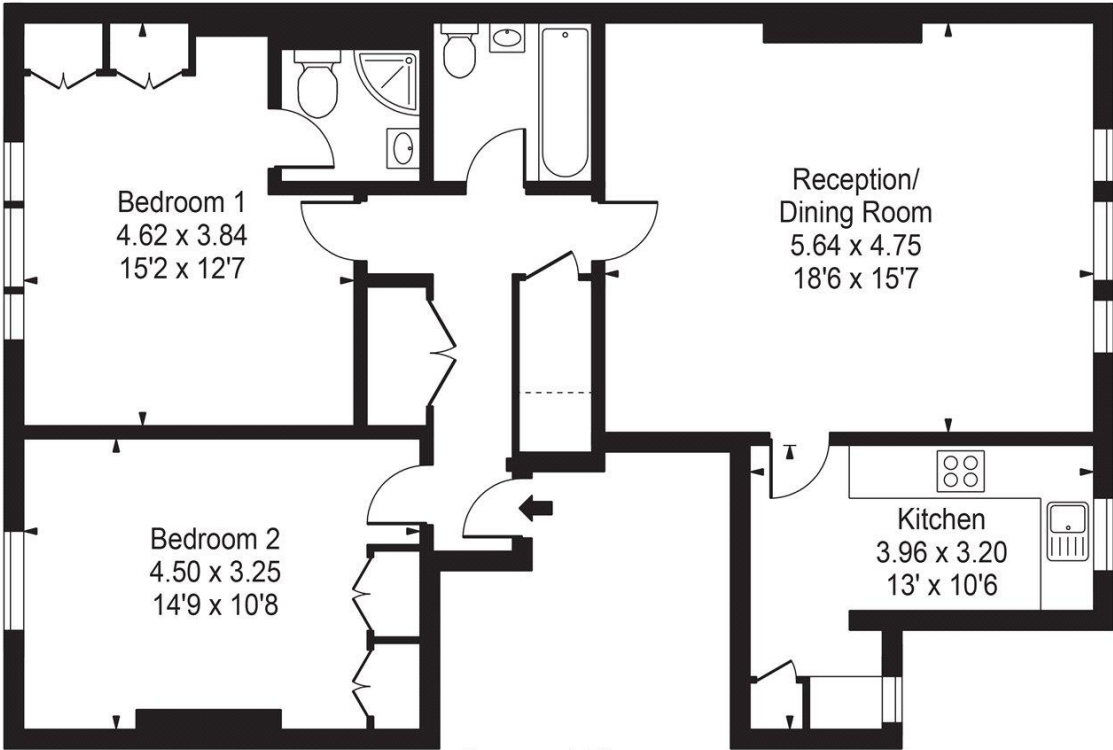




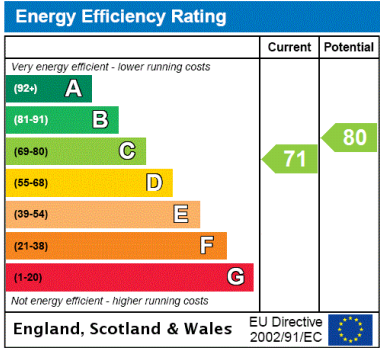
Warrington Crescent, Little Venice, London, W9  
Gross Internal Area 928 sq ft, 86.2 m<sup>2</sup>

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Warrington Crescent  
Gross Internal Area(Approx)  
Total = 85.94 Sq m / 925 Sq ft  
For Illustration Purposes Only - Not To Scale



Second Floor



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