



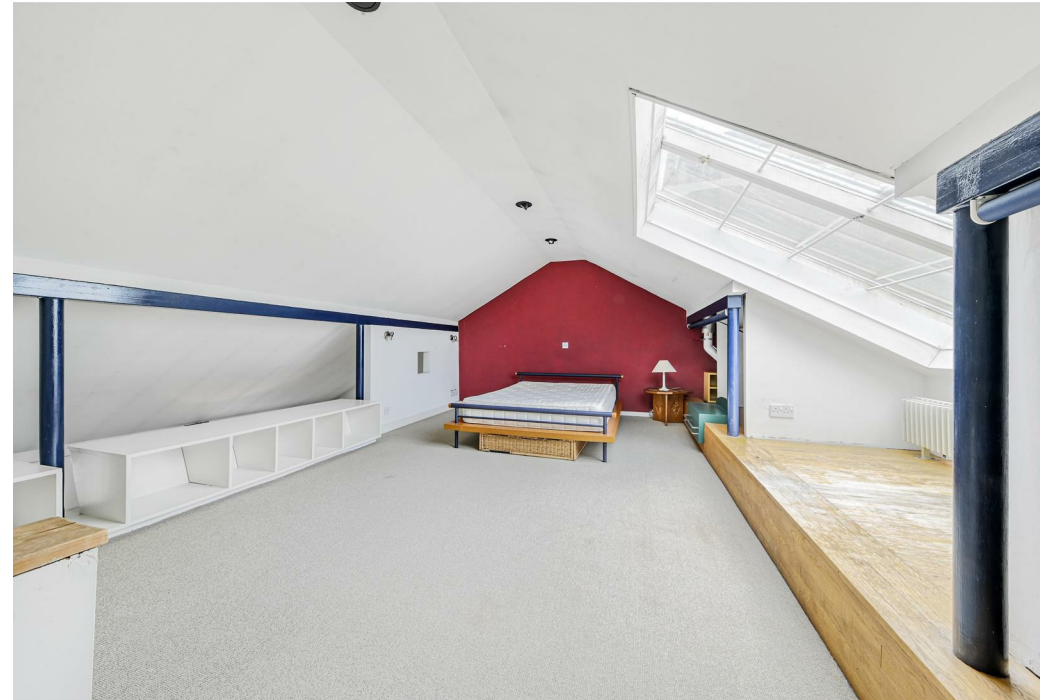
*Warrington Crescent, London, W9 1EL
Offers In The Region Of £600,000 Leasehold -*





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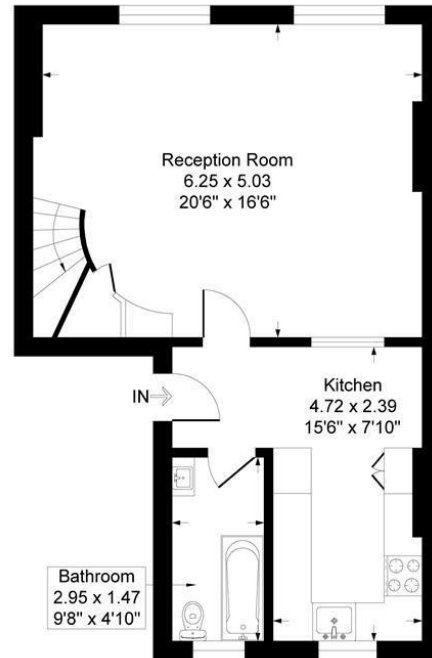
Located on prime Warrington Crescent and set within the loft style top two floors of this extremely bright property which has great potential to convert from one bedroom, currently situated in the mezzanine area, to a possible two bedroom flat, subject to usual planning permissions etc. The flat already benefits from a communal terrace on the first floor and beautifully presented communal gardens. The accommodation is currently laid out as a 20'6"ft reception with separate 15'6" kitchen and bathroom on the first level and 20'11" bedroom with velux window on the top floor. Benefits include abundance of storage, high ceilings and large picture windows giving an abundance of natural light. Close proximity to Warwick Avenue tube, cafes of Formosa St and picturesque canals of Little Venice and Paddington Station. Share of Freehold.



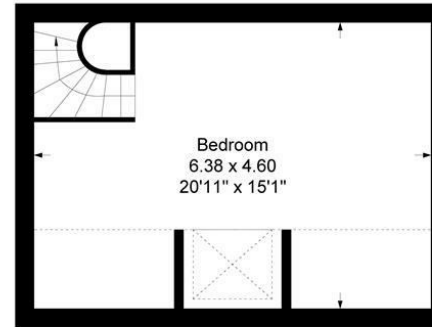
Warrington crescent, London, W9

Approximate Gross Internal Floor Area = 80.3 sq m / 864 sq ft (Including Restricted Height Area)

Approximate Gross Internal Floor Area = 72.2 sq m / 777 sq ft (Excluding Restricted Height Area)



Fourth Floor



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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