



## Warrington Crescent, Maida Vale W9

**£1,250,000**

Rarely available is this fantastic two bedroom first floor apartment situated in this white period stucco building benefiting from a stunning private terrace with views over the expansive landscaped Formosa Communal Gardens. Located on Warrington Crescent one of the most sought after residential streets in Maida Vale this flat boasts a reception room with beautiful high ceilings, two bedrooms with access to front balconies and floor to ceilings windows with period window boards and two bathrooms (one en-suite). Conveniently positioned close to Formosa Street with an array of cafes and eateries together with further shops at Clifton Gardens,. The apartment is a short walk to the picturesque Regents Canal whilst both Warwick Avenue and Maida Vale Stations (Bakerloo Line) are just a short walk away. Paddington Station is located under a mile away making easy travel links to Heathrow Express and in to the city via the Elizabeth Line ( Cross rail ). Council tax Band F. Share of Freehold with Lease 979 years unexpired. SOLE AGENTS.

# Warrington Crescent, Maida Vale W9

**Reception**  
Large (Large)



**Bedroom 2**  
Double (Double)



**Kitchen**  
Modern (Modern)



**Bathroom**



**Bedroom 1**  
Double (Double)

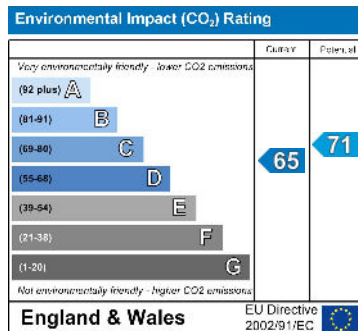
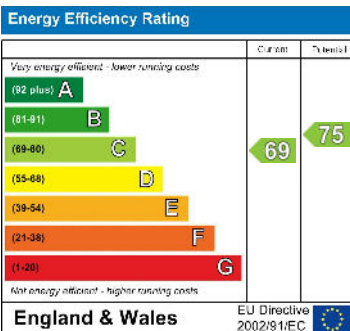


**Terrace**

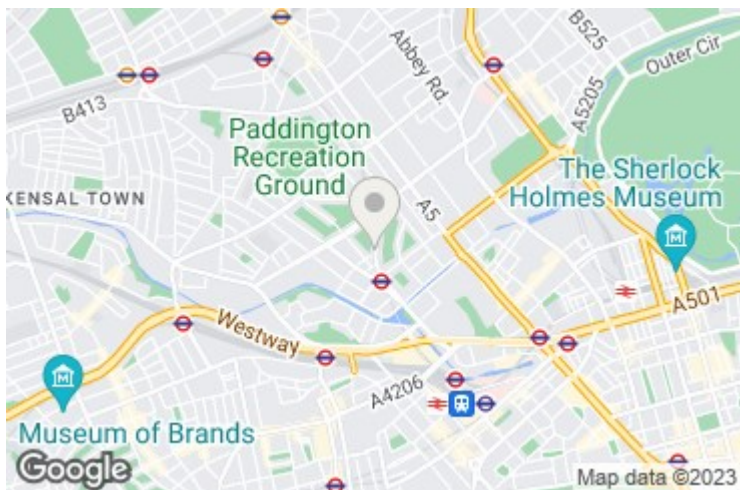


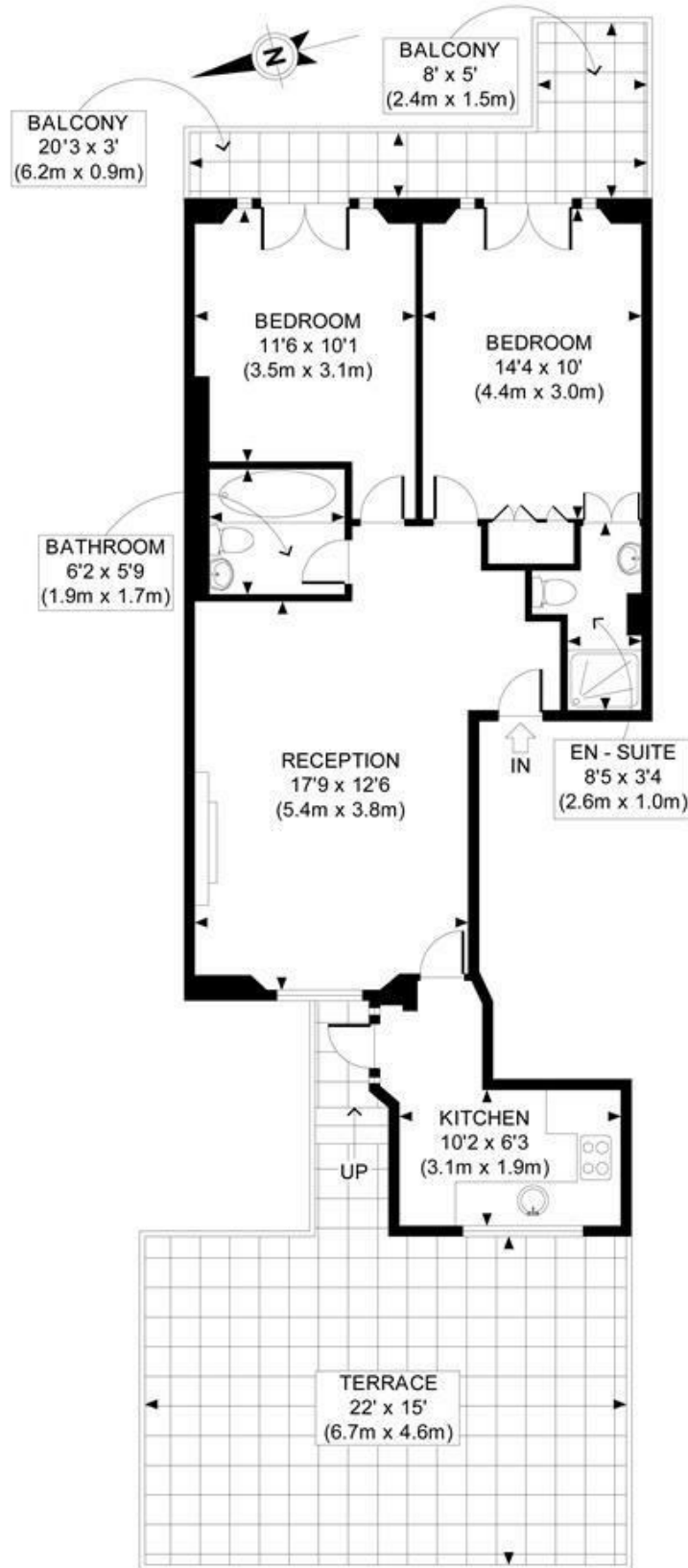
# Warrington Crescent, Maida Vale W9

## Communal Garden



## Exterior





GROSS INTERNAL  
FLOOR AREA 710 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M  
Ref: GCCR - 230611 Copyright **photo**plan.co.uk

Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

MAIDA VALE

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

[comptonreeback.co.uk](http://comptonreeback.co.uk)

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)