



Warrington Gardens, W9

£4,000,000

Set within a grand white stucco-fronted building, this elegant five bedroom family home spans four light-filled floors and blends period charm with modern versatility. The property features three bathrooms, two of which are en suites, along with two generously sized reception rooms, a dedicated study area, and a secluded small private triangular garden. The raised ground floor includes a self-contained flat, ideal for guests, staff, or rental income, offering additional flexibility and privacy within this beautifully appointed Little Venice residence.

Warrington Gardens is a prime location just a short walk from the charming shops and cafés of Formosa Street, the picturesque Regent's Canal and Warwick Avenue underground station (Bakerloo line). Convenient road links provide easy access to the motorway network, while nearby Paddington Station offers mainline services and the high-speed Heathrow Express.

Features

- Stucco Fronted
- Prime Location
- Self Contained Flat
- Chain Free
- Freehold
- Great Transport Links



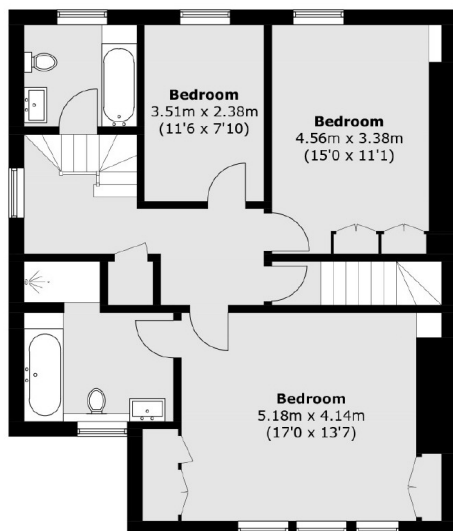
Warrington Gardens, W9

This beautifully presented five bedroom home opens with a bright reception room on the raised ground floor, featuring a bay window, original shutters and a hidden kitchenette perfect for entertaining. To the rear, a spacious en suite bedroom enjoys tranquil garden views, forming a self-contained flat ideal for guests or staff.

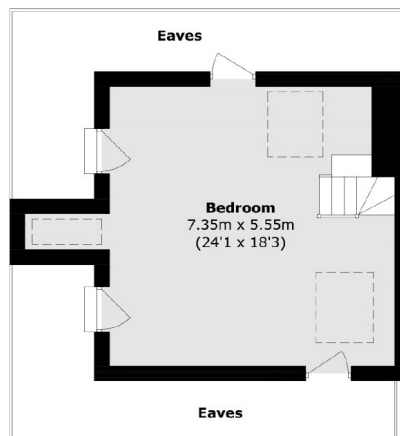
The first floor offers a fully equipped kitchen flowing into a large reception room, with a dedicated study area and ample built-in storage. Upstairs, the principal bedroom features an en-suite, accompanied by two further bedrooms and a family bathroom. The top floor hosts a large double bedroom with clever eaves storage.



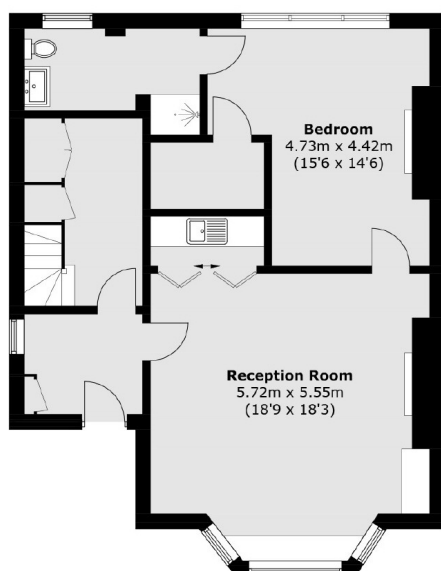
Warrington Gardens, Maida Vale, W9



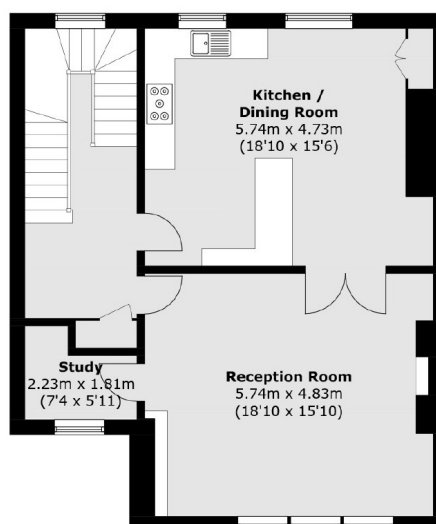
Second Floor



Third Floor



Ground Floor



First Floor

Total area (approx.): 259.1 sq. m (2,788.8 sq. ft)
(Excluding Eaves)