

\$4,500 - 5806 Waring Avenue # 6, Los Angeles

MLS® #25519227

\$4,500

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential Lease on 0 Acres

N/A, Los Angeles,

Enviably-located adjacent to Larchmont Village and convenient to Paramount Studios, stands this modern 15-unit architectural loft-style community designed by architect, Jay Vanos, in 2007. This striking 2 BD / 2BA + loft urban retreat juxtaposes polished concrete floors downstairs + warm maple wood floors upstairs within a generous open floor plan feat. industrial floor-to-ceiling windows flooding the space with an abundance of natural light. For our fellow plant-lovers out there, plants thrive in this environment. A spacious front and charming rear patio cater to both a desire to entertain and a desire for a more private hideaway. The first floor offers ample living space with 17-ft ceilings; a kitchen featuring Italian cabinetry, an open pantry and bonus storage under the stairs; and a ground floor bedroom and full bathroom. Retreat upstairs to the second level complete with the primary bedroom, luxurious primary bath and a bonus loft that can flex as an office/workout room/game room/den. In-unit laundry, 2 tandem parking spaces within a subterranean gated garage outfitted with EV charging complete a convenient modern day lifestyle. HOA/landlord-paid water, trash, building maintenance, landscaping, building insurance and access to 5 guest parking spaces. Enjoy easy access to the trendy shops and neighborhood eateries along Larchmont Blvd and Melrose, including Kali, Le Petit Greek, Salt & Straw, Jenni's, Larchmont Wine & Cheese, Mario's Peruvian, Cafe Gratitude, Go



Get Em Tiger, Clark Street and so many more.
Shelves in living area no longer present.
Tenant pays electricity, gas, renter's
insurance, cable/internet.

Built in 2007

Essential Information

MLS® #	25519227
Price	\$4,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.29
Year Built	2007
Type	Residential Lease
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Tiffany Chin
Listing Office	Keller Williams Larchmont

Community Information

Address	5806 Waring Avenue # 6
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90038

Amenities

Amenities	Maintenance Grounds, Pet Restrictions, Trash, Water
Utilities	Association Dues, Trash Collection, Water
Parking Spaces	2
Parking	Controlled Entrance, Garage, Garage Door Opener, Guest, Gated, Community Structure, Covered, Tandem
# of Garages	2
Garages	Controlled Entrance, Garage, Garage Door Opener, Guest, Gated, Community

	Structure, Covered, Tandem
View	Courtyard
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Security Gate, Gated Community, Smoke Detector(s), Key Card Entry

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, Loft
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Two

Additional Information

Date Listed	April 4th, 2025
Days on Market	35
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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