



Castellain Road, Maida Vale W9

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

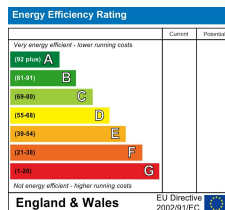
45 CIRCUS ROAD
LONDON NW8 9JH

A wonderful opportunity to purchase a bright second floor three-bedroom apartment in excellent condition forming part of this well-known, sought-after mansion block located in the heart of Maida Vale. The apartment has been looked after by its current owners, and offers well-proportioned accommodation, with a grand reception area overlooking the quiet tree lined residential street of Castellain Road, full length sash windows offering a wealth of natural light, three bedrooms and two bathrooms (1 en -suite) and the added benefit of stunning communal gardens. Castellain Road is a situated close to all the local amenities offered by this fashionable area including, boutique shops, cafes, Paddington Recreation Ground (Approximately 0.2 Miles) with outstanding children's play area, tennis courts, running tracks, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line Approx. 0.4 Miles)

Leasehold (991 years remaining) and share of freehold.

Service charges - £4,460.00 per annum

ASKING PRICE: £1,150,000
TENURE: Leasehold - Share of Freehold
EPC RATING:
COUNCIL TAX BAND: F



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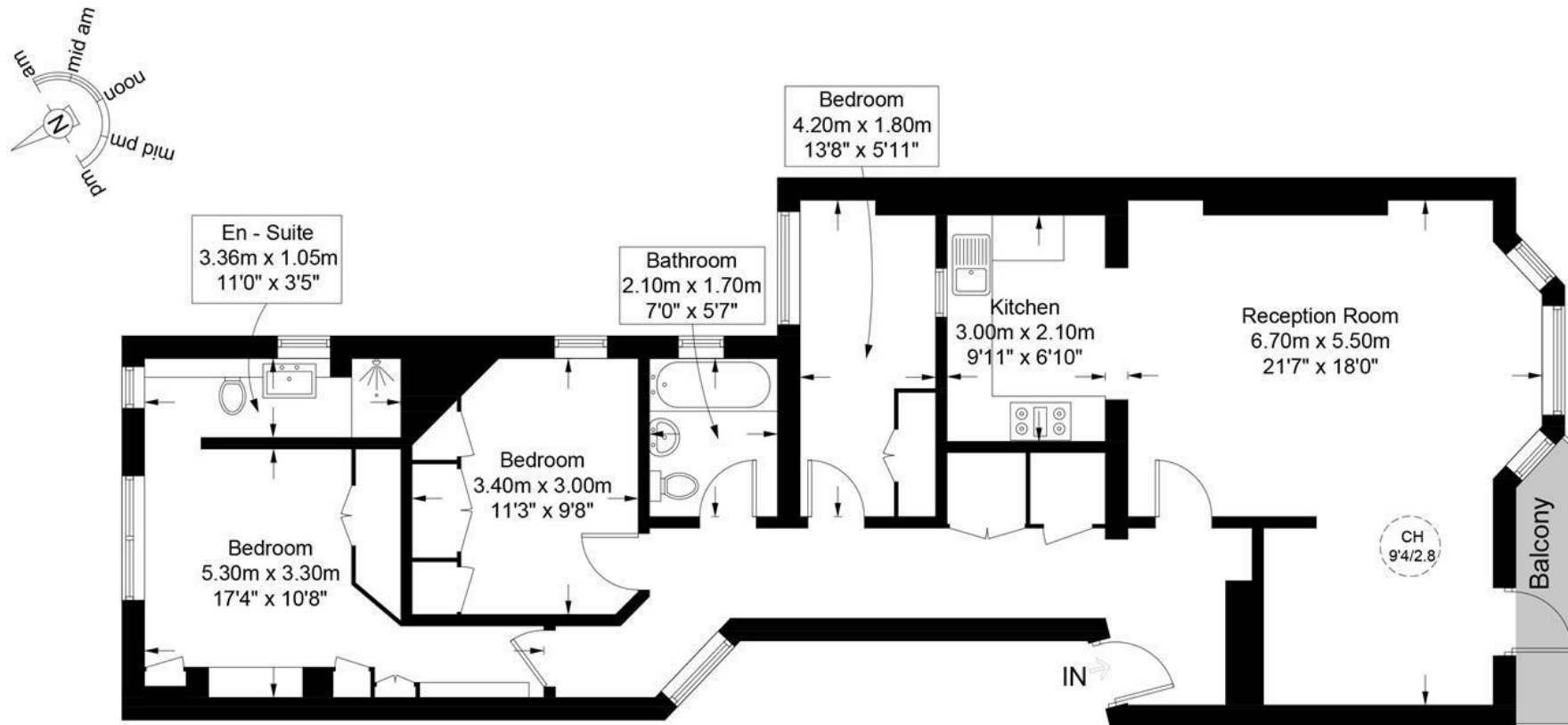






Castellain Mansions, W9

Approximate Gross Internal Area = 1036 sq ft / 96.3 sq m



Second Floor