

CHARMILL

RESIDENTIAL

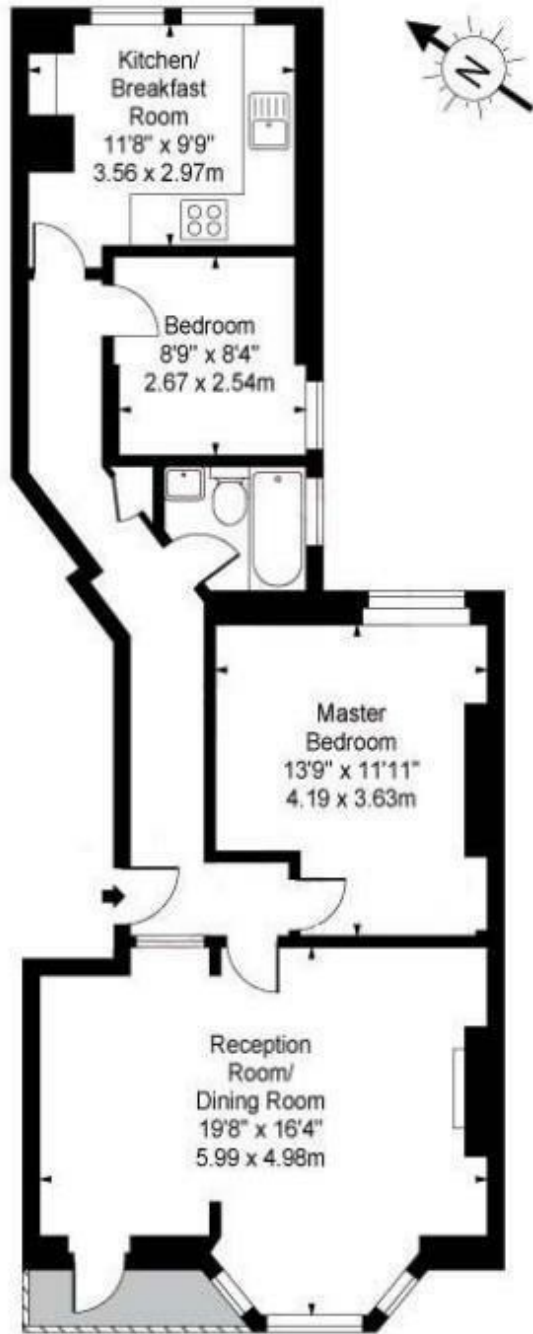


Wymering Road, Maida Vale W9

A two-bedroom first floor apartment set within an extremely well-maintained mansion block in the heart of Maida Vale. This charming apartment offers high ceilings and comprises a bright double reception room leading to a private terrace, separate fully fitted kitchen, principal bedroom providing ample storage, further double bedroom, and a bathroom suite. The apartment further benefits from access to a well-maintained communal garden. Wymering Mansions is located within walking distance of Maida Vale and Warwick Avenue stations (Bakerloo line). Paddington station is also within easy reach offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes. A range of boutique shops, restaurants and cafes on Lauderdale Road, Formosa Street and Elgin Avenue are also moments away, furthermore, Wymering Mansions is less than 0.1 miles from the beautifully manicured Paddington Recreation Ground.

- Two bedroom's
- Caretaker
- Communal garden
- Balcony
- Mansion Block

£625



First Floor

Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		77	78
England & Wales		EU Directive 2002/91/EC	

