

# CHARMILL

RESIDENTIAL



**Wymering Road, Maida Vale W9**  
**£795,000**





A charming two bedroom apartment situated on the ground floor of a desirable mansion block in the heart of Maida Vale. Featuring high ceilings throughout the property comprises a south facing reception room with large bay windows which flood the room with natural light, separate fully fitted kitchen, two double bedrooms and a family bathroom. The apartment further benefits from access to a communal garden, a porter and ample storage space.

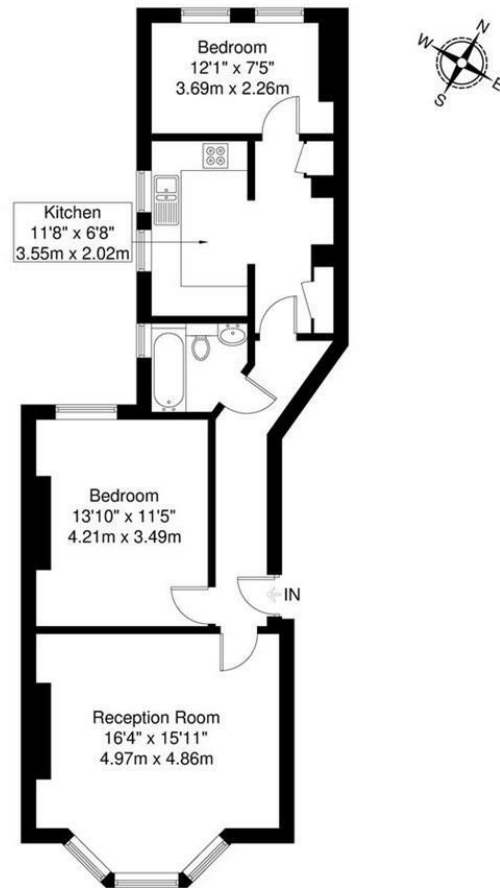
Wymering Mansions is located 0.4 miles away from Maida Vale station and 0.6 miles away from Warwick Avenue station (both Bakerloo line). Paddington station is also within easy reach offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes. A range of boutique shops, restaurants and cafes on Lauderdale Road, Formosa Street and Elgin Avenue are also moments away, furthermore, the beautifully manicured Paddington Recreation Ground is less than 0.1 mile away.







## Floor Plan



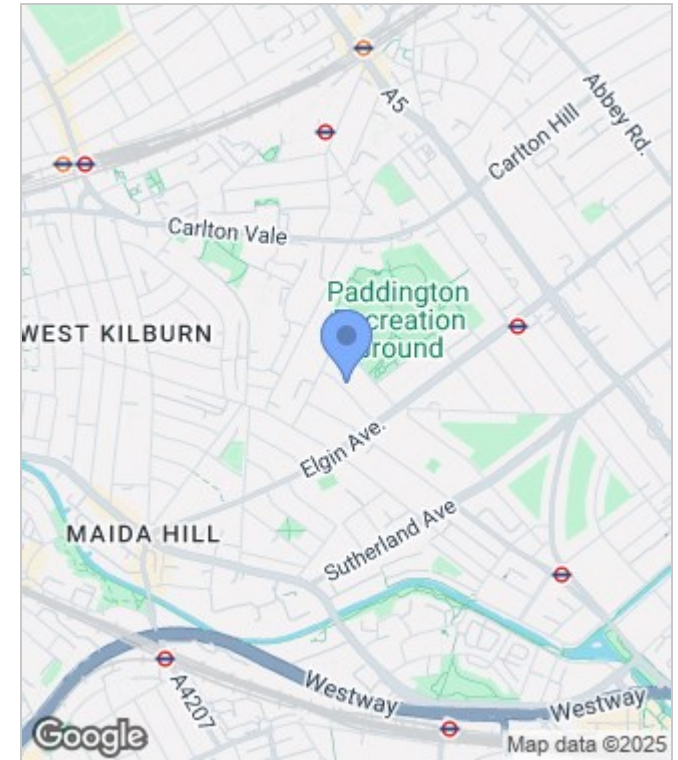
Ground Floor

Wymering Mansions

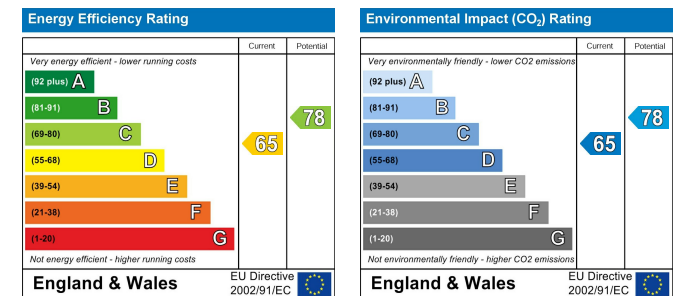
Total Gross Internal Area = 70.5 sq m / 758 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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