



# Abinger Mews

Maida Vale, W9

Asking Price £1,160,000

A well-presented 1500 square foot four bedroom mews house located within a secure gated development in Maida Vale.

This charming property is split over three floors and benefits from off-street parking and a west facing patio.

Located 0.5 miles from the tennis courts and running track of Paddington Recreational Ground, 0.7 miles from Maida Vale Underground (Bakerloo Line) and 0.8 miles from Warwick Avenue Underground (Bakerloo Line).



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- Freehold house
- Four bedrooms
- Three bathrooms
- Parking
- Garden
- Secure gated development



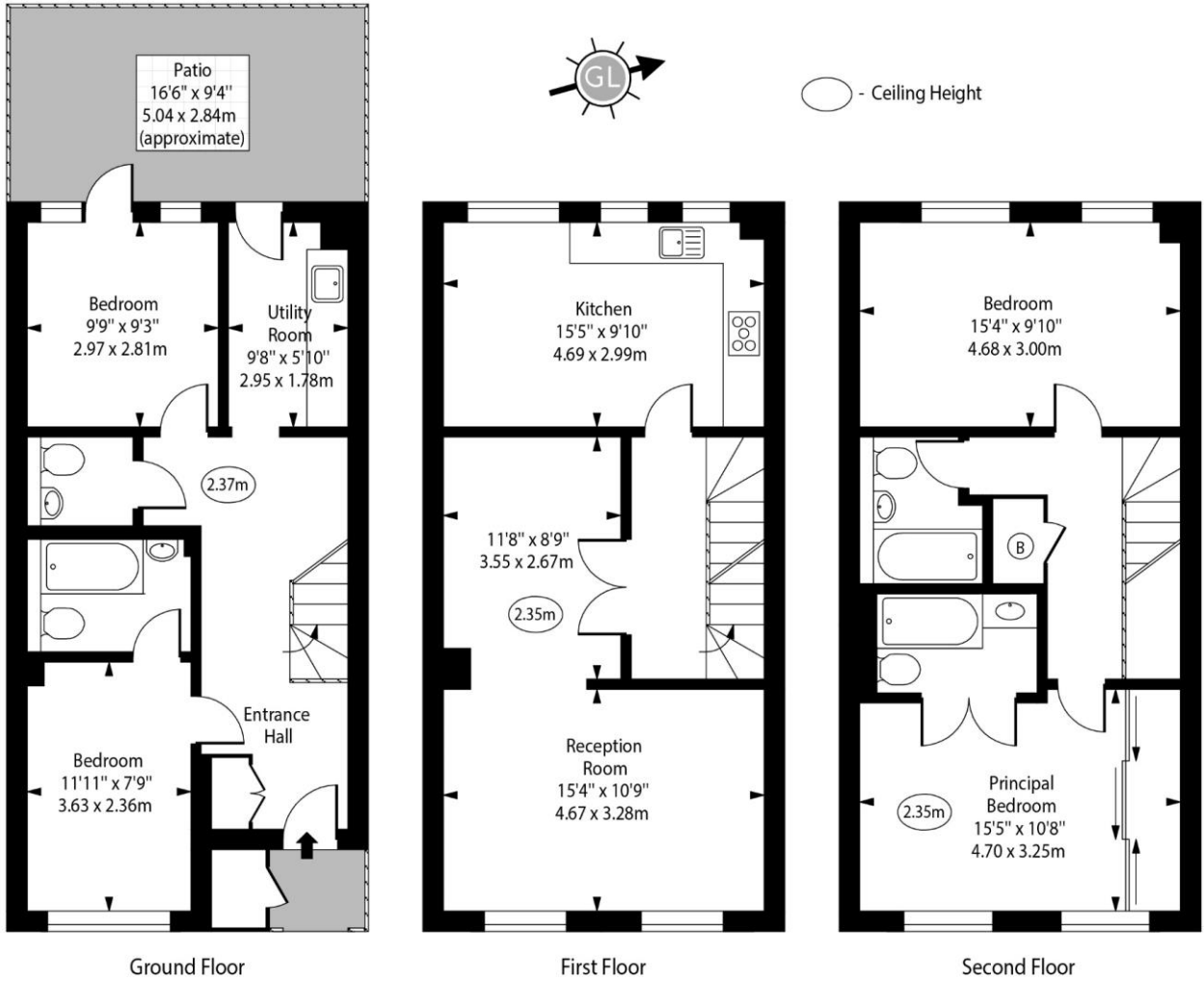
**Tenure:** Freehold  
**Service Charge:** £600  
**Ground Rent:** £0  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		90
B	(81-91)		
C	(69-80)		
D	(55-68)	61	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### Chestertons Little Venice Sales

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# Abinger Mews, W9



Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 024741J