



## WYMERING MANSIONS, WYMERING ROAD

Maida Vale W9





(Including Limited Use Area 0.5 sq m / 5 sq ft)  
Approximate Gross Internal Area = 82.1sq m / 884 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

## WYMERING ROAD, MAIDA VALE W9

This three bedroom apartment offers any buyer the opportunity of a project.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximtaily 966 years remaining

Ground rent: £100 per annum\*

Service charge: £2,689.06 + £1,250 Reserve Fund per annum (paid half yearly)\*

Asking Price: £725,000

The flat is set on the fourth floor (no lift) in the popular Wymering Mansions and requires a full refurbishment.

The property is off Elgin Avenue, providing easy access to St John's Wood and Notting Hill. Paddington Sports Club is only 0.2 miles away, including a private tennis club, squash court and gym. Wymering Mansions is 0.4 miles from Maida Vale Underground Station (Bakerloo Line).

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

We would be delighted  
to tell you more.

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