



Wymering Mansions, Maida Vale W9

£1,125,000

This larger than average (1044 sq ft) bright and airy three bedroom corner mansion flat is set on the second floor and located in the heart of Maida Vale. The apartment further comprises a beautiful reception room with wood flooring and feature fireplace, master bedroom with access to a private balcony, two further double bedrooms, two bathrooms and a spacious eat-in-kitchen with views over the well maintained communal gardens. Wymering Road is an attractive tree lined street moments away from the open spaces of Paddington recreation ground and within easy reach of the wide selection of shops, cafes and restaurants in both Maida Vale and Warwick Avenue as well as Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) being a short walk away. Share Of Freehold with unexpired lease of 968 years, Council Tax Band E, Service Charges £5,500pa SOLE AGENT.

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Reception



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1

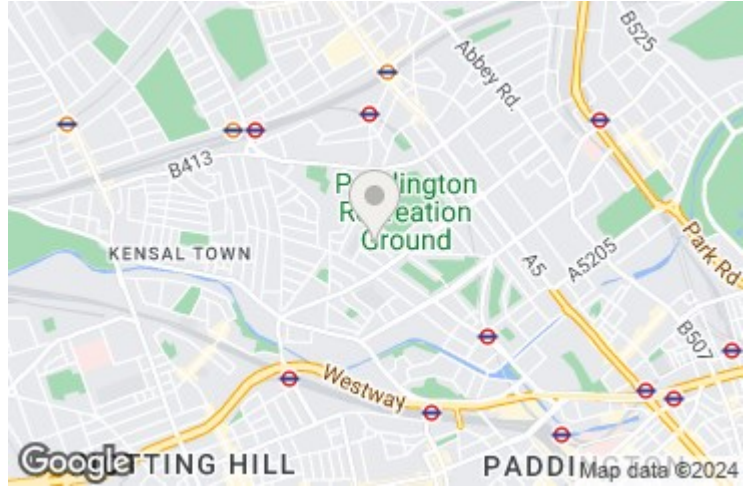


Bathroom



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Shower Room



Exterior

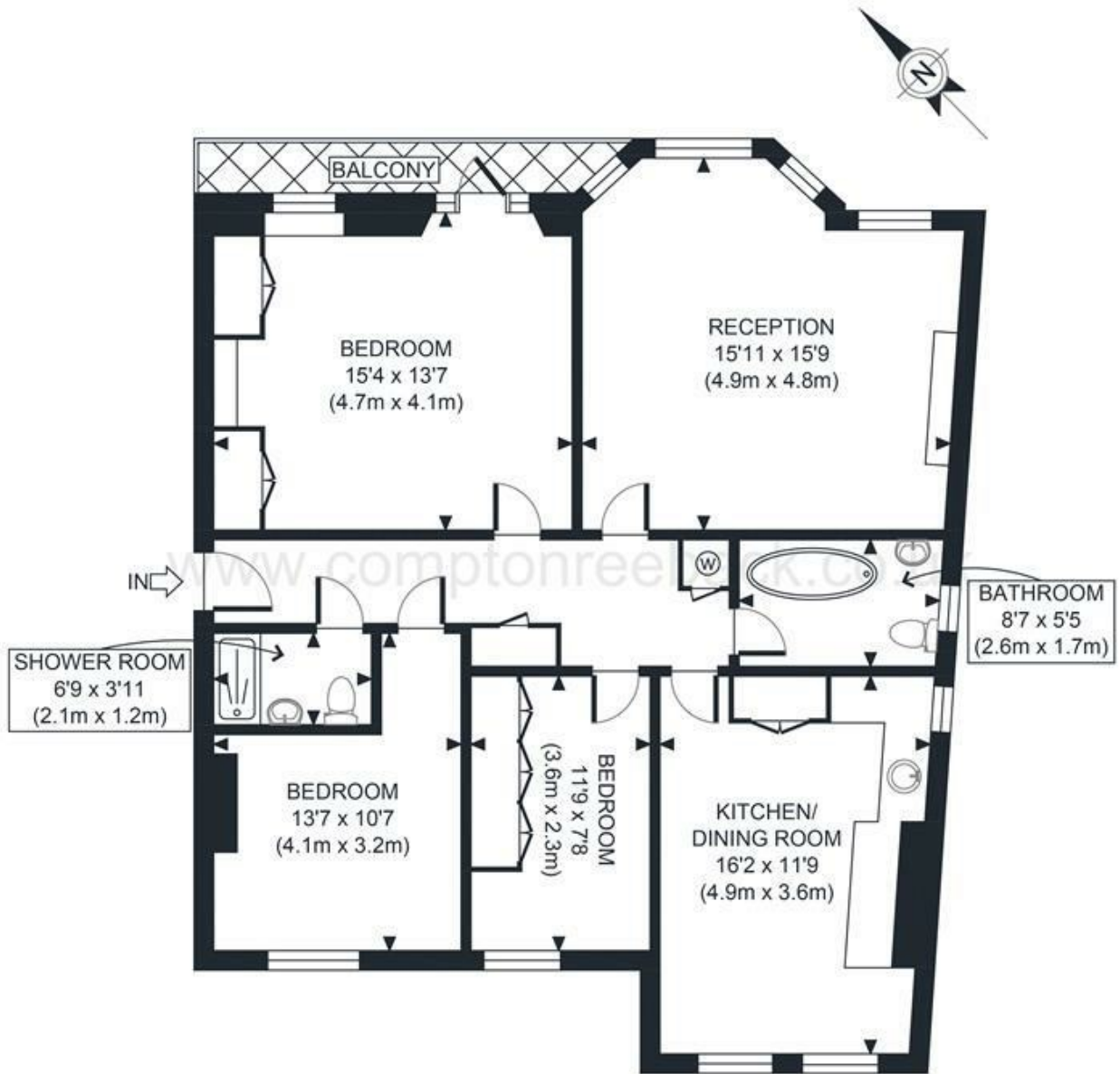


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
	EU Directive 2002/91/EC		


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			
England & Wales			
	EU Directive 2002/91/EC		

Balcony





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1044 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1044 SQ FT / 97 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Wymering Mansions	
date:	10/03/22
	

MAIDA VALE

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