



## Castellain Mansions, Maida Vale W9

£1,025,000

A superb and rarely available ground floor two double bedroom apartment in this popular mansion block WITH DIRECT ACCESS TO LANDSCAPED COMMUNAL GARDENS. This fine apartment boasts a spacious reception room with bay window, Bedroom 1 has spacious fitted cupboards / storage contemporary fitted bathroom with shower, fully fitted kitchen with dining space and door leading onto tree-filled communal gardens. Castellain Mansions 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 997 years, Council Tax Band E, Service Charges £5,485.76pa SOLE AGENT.



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Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1



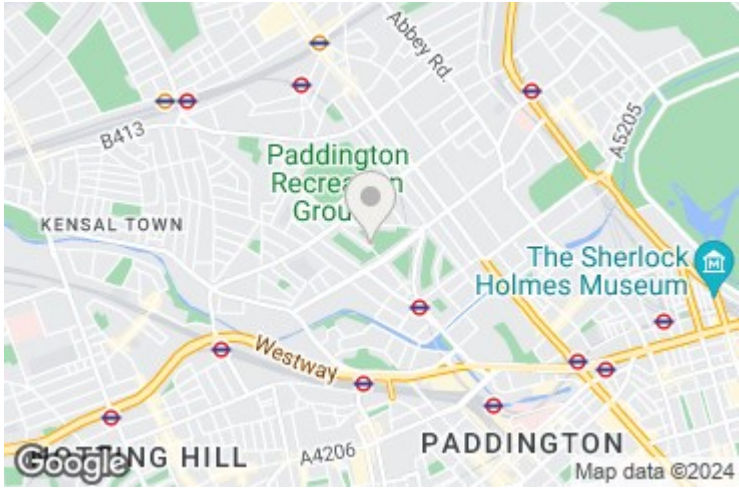
Exterior



Communal Gardens

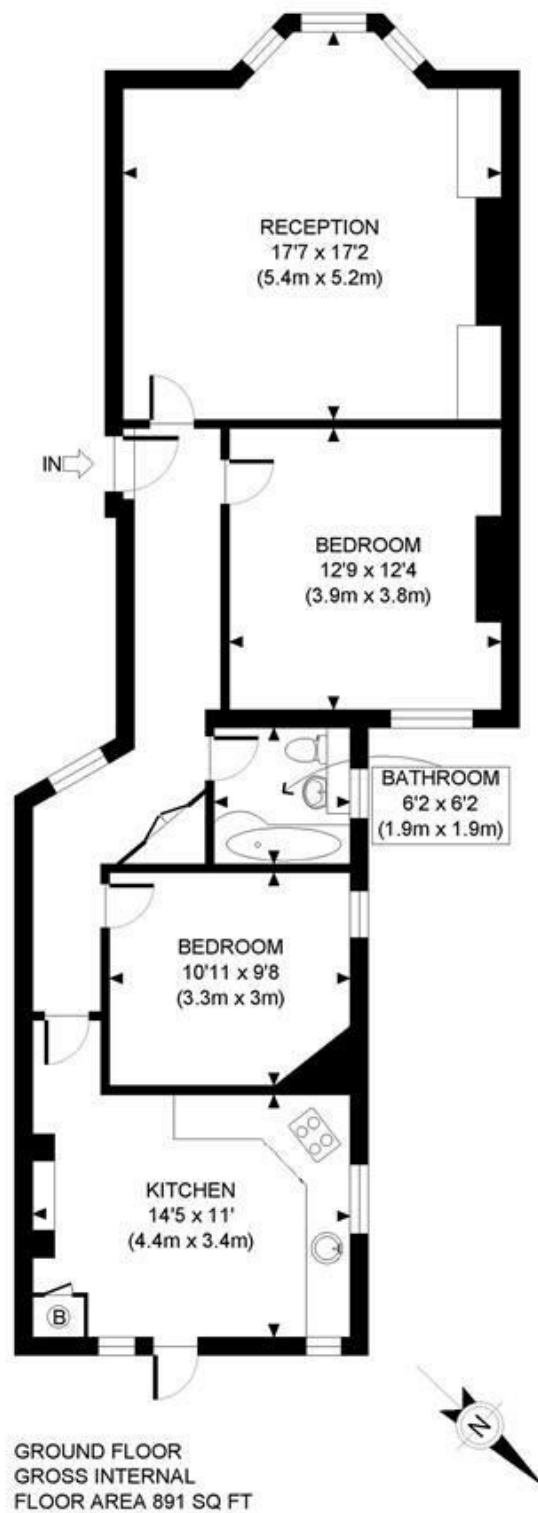


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 891 SQ FT/ 83 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**MAIDA VALE**

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Est. 1995

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Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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