



Wymering Mansions, Maida Vale W9

£895,000

A beautifully presented and recently modernised three double bedroom apartment situated on the third floor of this popular red brick mansion block ideally located just off Elgin Avenue. The apartment benefits from a reception room with bay window and feature fireplace, modern fitted kitchen with dining space, Bedroom one with built-in wardrobes, Bedroom 2 with access to Balcony, Bathroom with rolled edge bath and W/C. the apartment further benefits from high ceilings, additional built-in storage cupboard and period features. Wymering Mansions is conveniently positioned close to Paddington Recreation sports Ground and local shops and cafes in and around Maida Vale and Little Venice with the nearest transport links being found at Warwick Avenue and Maida Vale Underground station (Bakerloo Line) and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £3400 per annum, lease unexpired at 140 years. SOLE AGENT.

Wymering Mansions, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bathroom



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Balcony

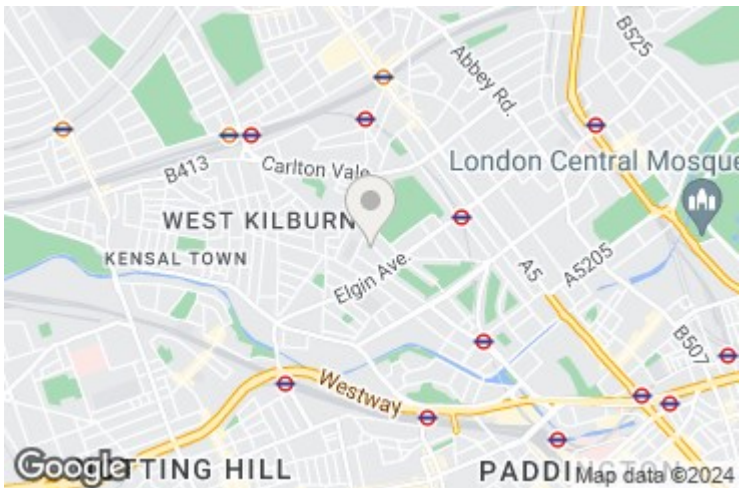


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Exterior

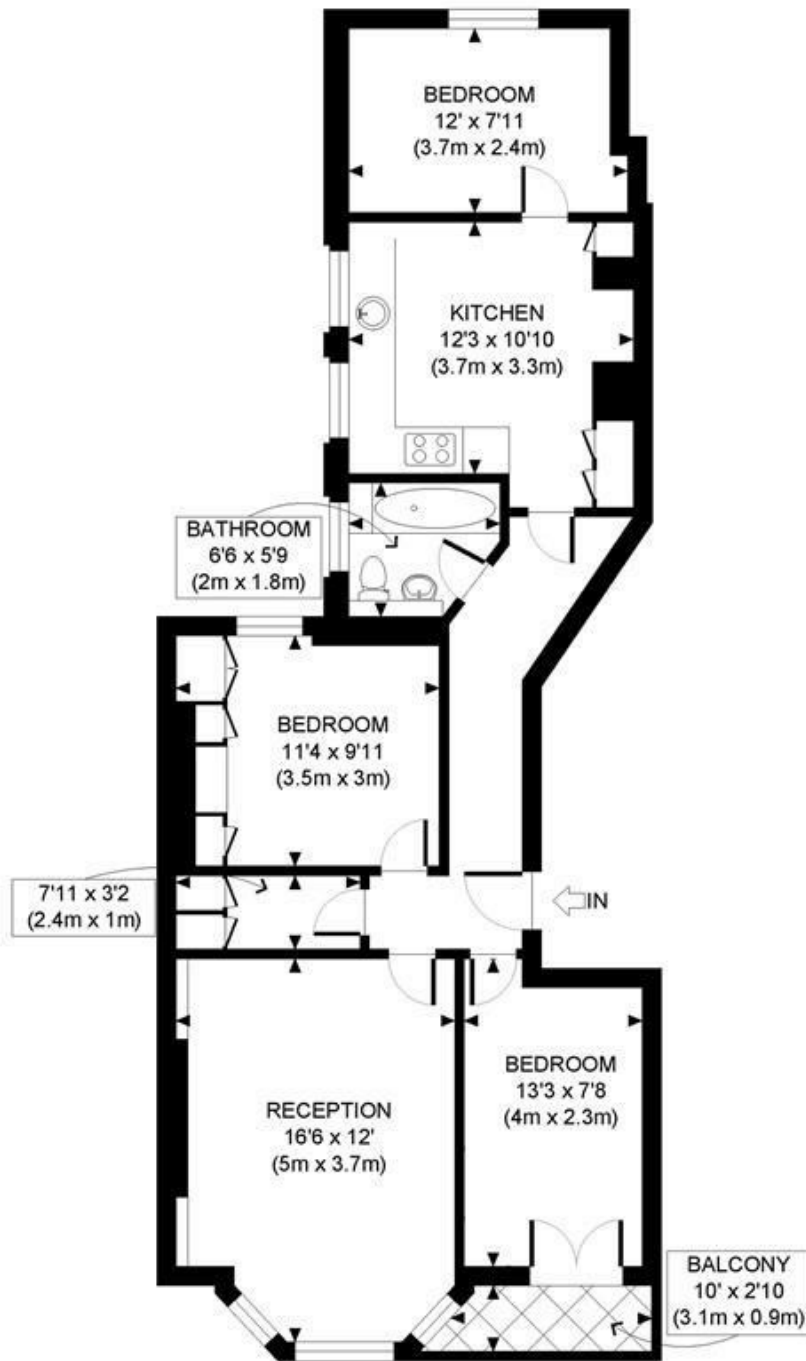


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	83
England & Wales		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			
		39	81
England & Wales		EU Directive 2002/91/EC	



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 833 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 833 SQ FT/ 77 SQM

PROPERTY PHOTO PLANS.COUK
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.

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Est. 1995

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