



**Castellain Road, Maida Vale W9**

**£900,000**

A rarely available, recently refurbished two bedroom apartment with OWN PRIVATE GARDEN with direct access leading to the beautifully landscaped communal Formosa Gardens. This stunning apartment boasts a fantastic reception room with fully fitted kitchen semi open plan, master bedroom with built in wardrobes and bay window, stunning contemporary fully tiled family bathroom with open shower and freestanding bath, the apartment also has excellent storage, wood flooring throughout and of course the full use of the residents landscaped communal gardens. The property 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 underground station ( Bakerloo Line ) approximately a 2 minute walk away and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band , Service charge £1,500 per annum, Share of freehold with unexpired lease at 956 at years. SOLE AGENT.

# Castellain Road, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1



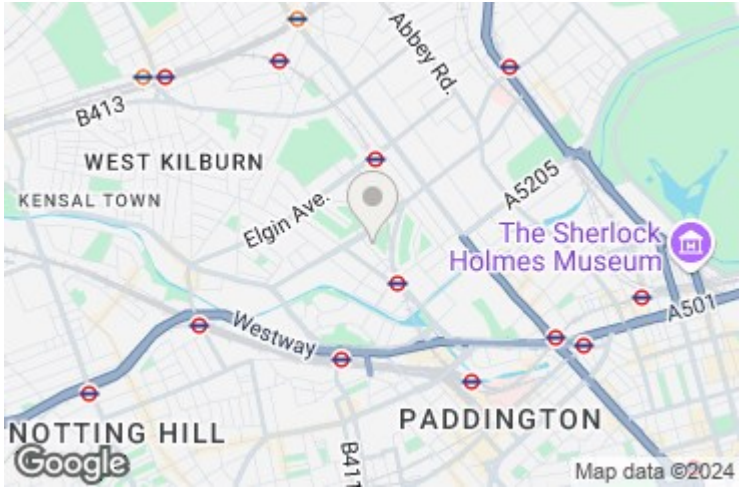
Garden





Exterior

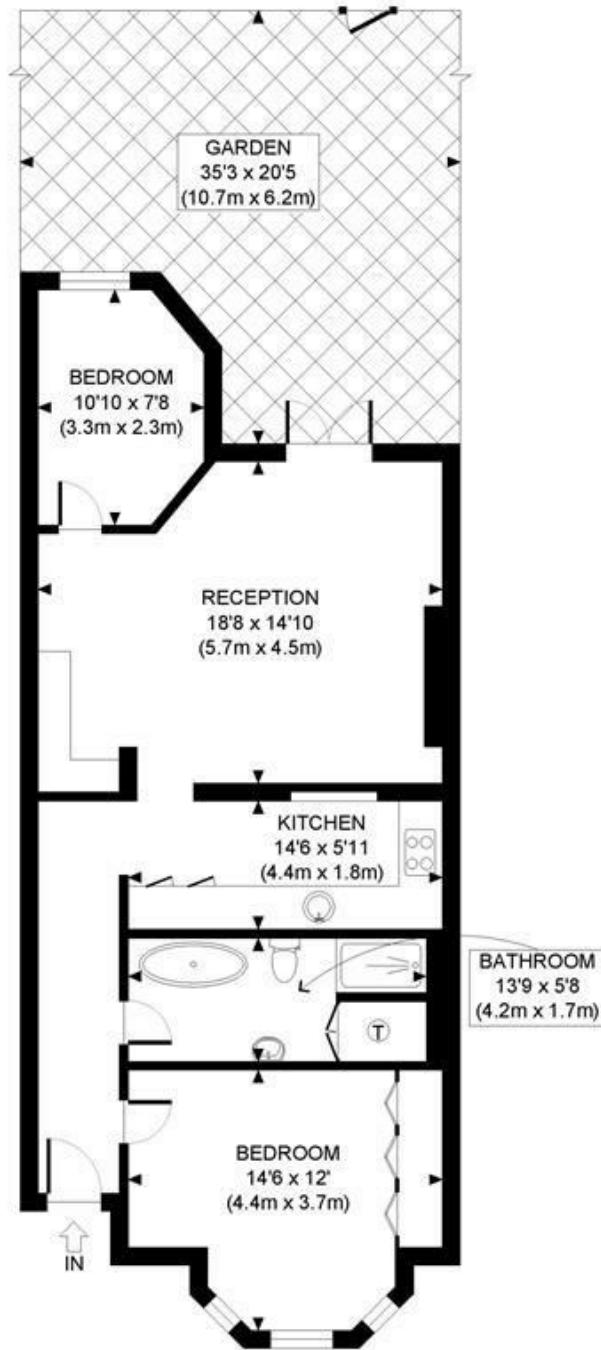
Communal gardens

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	78
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 753 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 753 SQ FT/ 70 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.

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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)