



Wymering Mansions, Maida Vale W9

£975,000

A stunning larger than average third floor two bedroom (formerly three bedroom) apartment presented beautifully within this popular redbrick mansion block. This apartment boasts generous spaces including 27' double reception with open plan kitchen with dining space and bay window, two feature fireplace and access to balcony, 19' master bedroom with built-in wardrobes, modern family bathroom plus guest cloakroom. Located close to the open spaces of Paddington recreation sports ground, shops and cafes' along Castellain Road whilst transport can be found along Elgin Avenue with Maida Vale Underground station (Bakerloo Line) being close at hand. Share Of Freehold with unexpired lease of 968 years, Council Tax Band E, Service Charges £4029.87 pa SOLE AGENT.

Wymering Mansions, Maida Vale W9

Reception



Bedroom 1



Kitchen



Bedroom 2



Dining Space

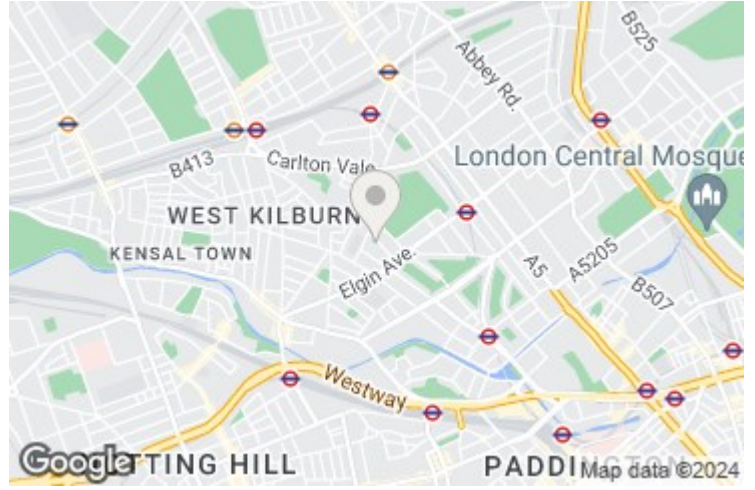


Bathroom



Wymering Mansions, Maida Vale W9

Exterior



Communal Gardens

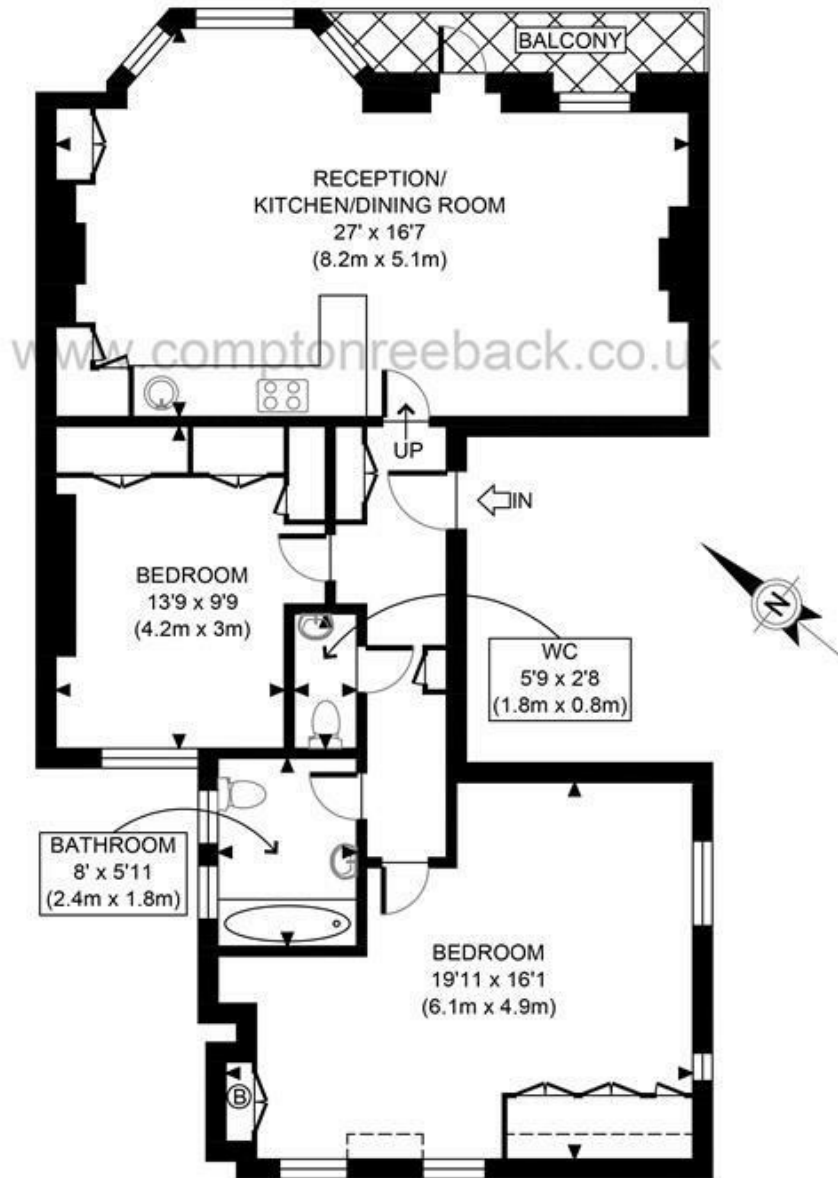


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Environmental Impact (CO 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





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 956 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 95 SQ FT / 89 SQM</p> <p>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</p>	<p>Wymering Mansions</p>
	<p>date 27/01/22</p>
	<p>photoplan </p>

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU
T 020 7266 5000
F 020 7266 1119
E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU
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) = 3.28' (feet)

comptonreeback.co.uk