



Carlton Mansions, Maida Vale W9

£815,000

We are pleased to be able to offer this spacious three bedroom, two bathroom apartment situated on the lower ground floor / garden level of this popular mansion block. The apartment which requires a full refurbishment programme has flexible accommodation and could be reworked into a bright and open apartment with possible direct access to communal gardens, subject to the necessary consents. The apartment also has an additional storage room and use of expansive communal gardens. The apartment is ideally located close to the open spaces of Paddington Recreation Ground, a fantastic array of shops and restaurants and Maida Vale Underground Station (Bakerloo Line). Council tax Band E. Leasehold with remaining Lease of 84 years unexpired, service charge £2,616.24 Per Annum, storage room separately rented at £350 per annum. SOLE AGENTS. NO CHAIN.

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Reception Room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Family bathroom

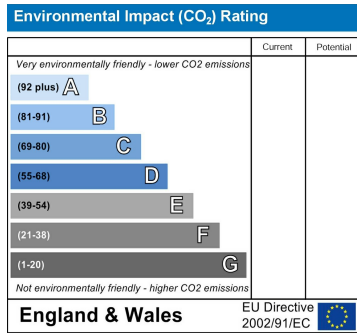
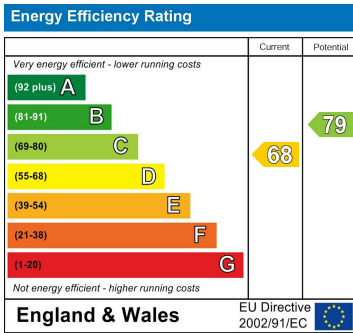
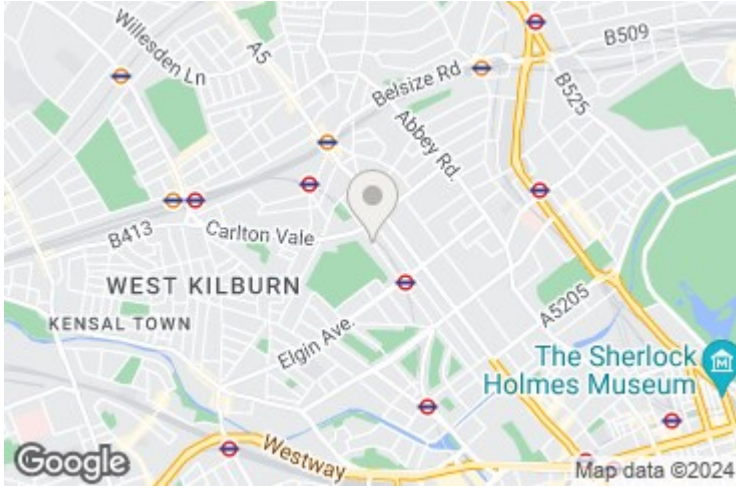
Communal garden

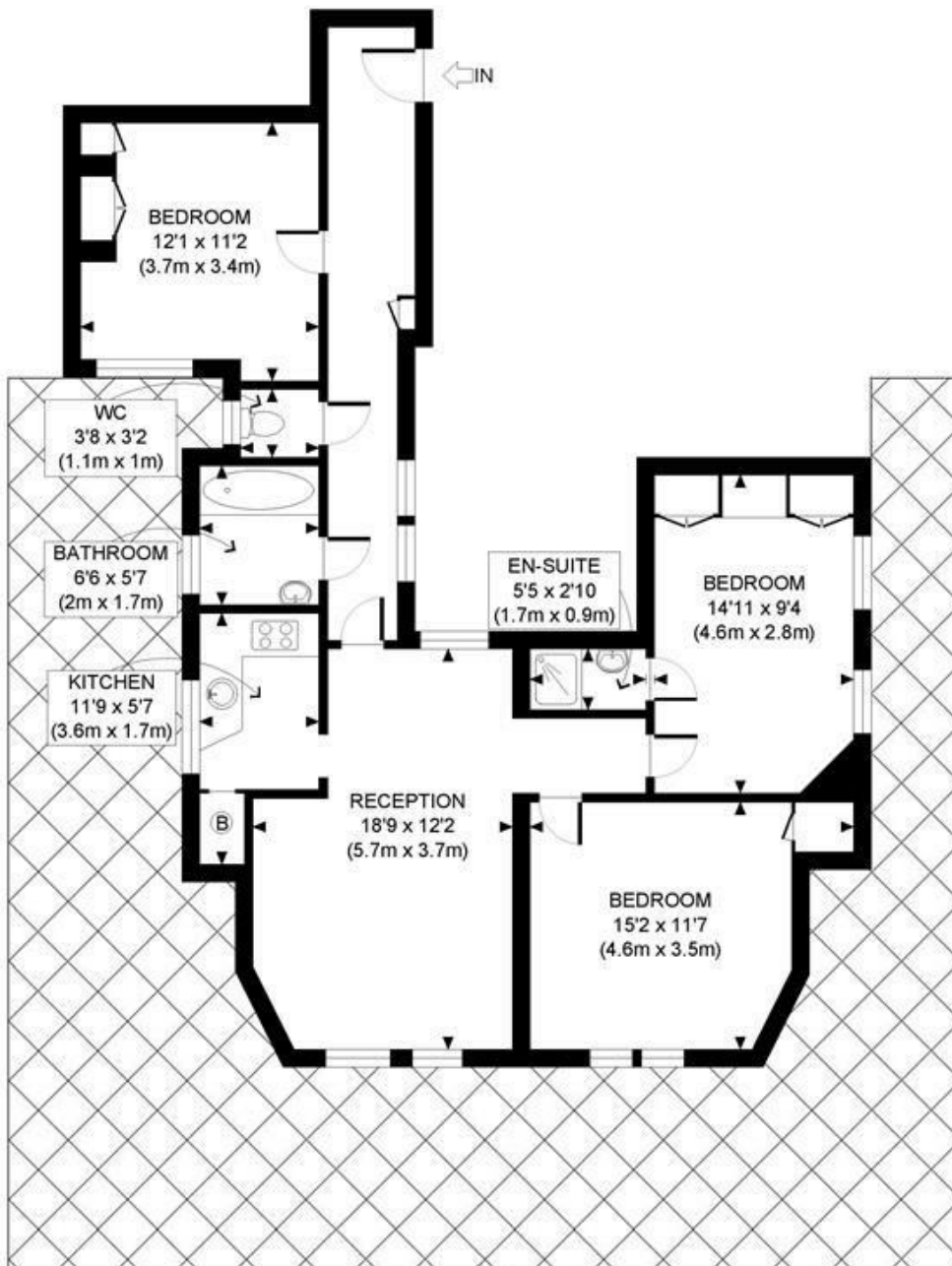
Exterior



Bedroom 1 en-suite

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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 902 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 902 SQ FT/ 84 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

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) = 3.29'(feet)

comptonreeback.co.uk