



Wymering Mansions, Wymering Road W9

Asking Price £985,000

A stunning and unique architecturally designed ground floor two bedroom, two bathroom, Wymering Mansions apartment with direct access to landscaped communal gardens. The property has a lovely double aspect open-plan kitchen into reception room with double glass doors to patio leading to gardens. Additional features include high ceilings, underfloor heating throughout, utility cupboard with washing machine, ample built-in storage / display units. Wymering Mansions also has bike storage available and a weekday caretaker. 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 charge £4,535.52 SOLE AGENT.

Wymering Mansions, Wymering Road W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1



Shower Room



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Communal Gardens

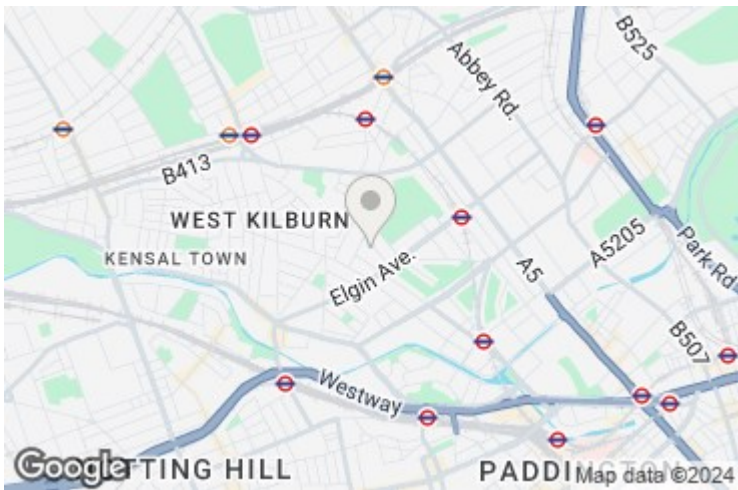


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Exterior

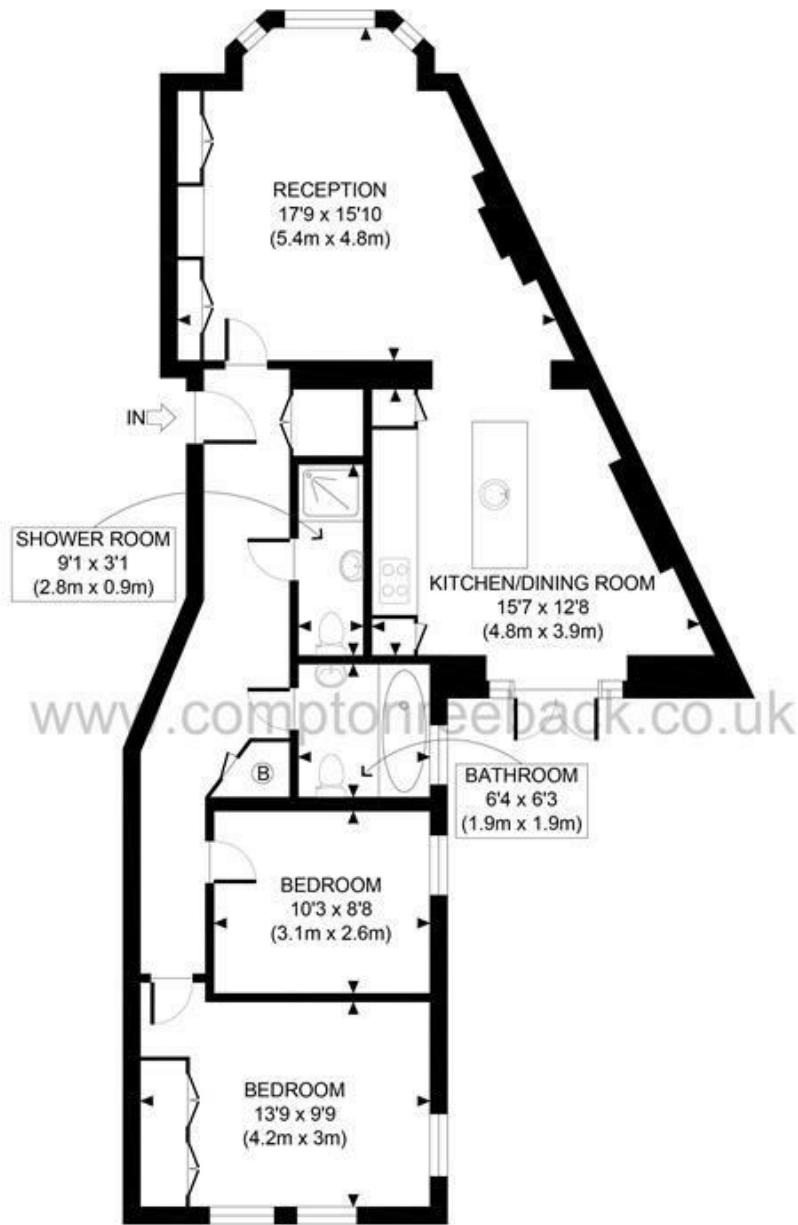


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 895 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 895 SQ FT / 83 SQM

Ref:

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

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Est. 1995

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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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