

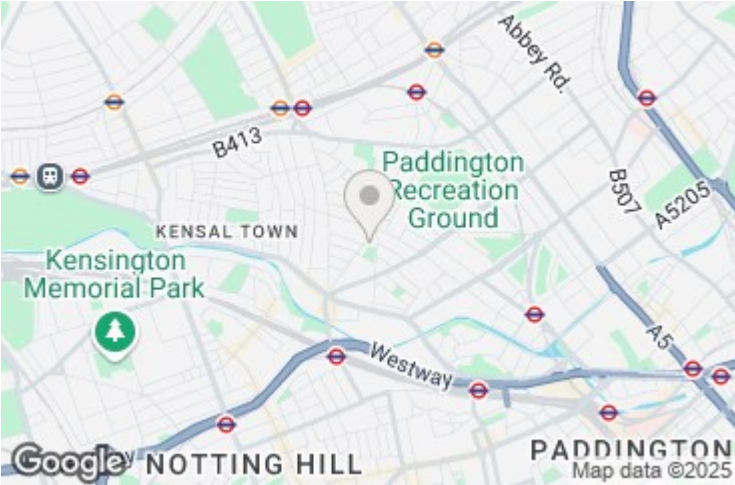


## Abinger Mews, London W9

**£885,000**

Compton Reeback are delighted to offer this Four Bedroom mews house situated in this quiet gated development. The house, arranged over three floors, comprises of spacious reception open planned to kitchen which leads out to private patio area, four bedrooms and two bathrooms. Abinger Mews is ideally located close to the open spaces of Paddington Recreation Ground and numerous shopping and transport amenities of Maida Vale and both Queens Park Underground and Overground Stations. Freehold, Communal Ground Charge £750pa, Council Tax Band F.  
**SOLE AGENTS**

Abinger Mews, London W9

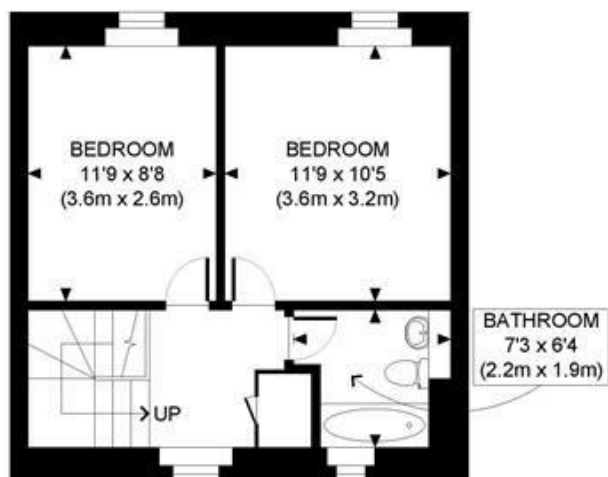


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

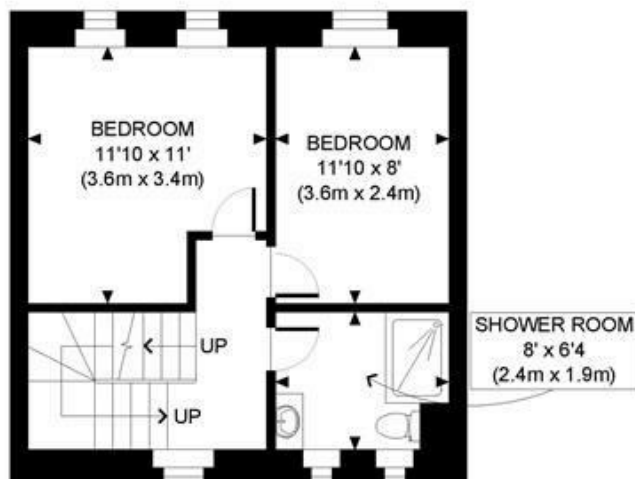
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT



**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 393 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 393 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1202 SQ FT/ 112 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

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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](http://comptonreeback.co.uk)