



## Wymering Road, Maida Vale W9

**£3,250 Per Month**

Compton Reeback are delighted to present this first-floor, 3-bedroom apartment located within the sought-after Wymering Mansions in the heart of Maida Vale.

This residence features reception room, a generous principal bedroom with built in fitted wardrobes, a well-appointed bathroom, 2 further double bedroom. The separate eat-in kitchen enjoys views over the beautifully maintained communal gardens, providing a serene backdrop.

Positioned in one of Maida Vale's premier mansion blocks, the apartment benefits from an abundance of natural light and offers scenic views from a private balcony.

Located on a treelined street with easy access to the Paddington Recreational Ground as well as good transport links with Maida Vale station located just 9 minutes walking distance.

Available: Now | Offered Unfurnished  
EPC Rating: D | Council Tax: Westminster Band E

Wymering Road, Maida Vale 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 CO2 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 CO2 emissions |                         |           |
| England & Wales                                     | EU Directive 2002/91/EC |           |



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 802 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 802 SQ FT/ 75 SQM

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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  
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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)