



## Cleveland Mansions, Widley Road W9

Offers Over £580,000

A two Bedroom apartment situated on the third floor ( top ) of this popular Mansion block in a quiet turning off Elgin Avenue. The flat comprises a beautiful reception room with feature fireplace, a modern fitted kitchen with dining space. The flat boasts a spacious master double bedroom with excellent wardrobe space, a second double bedroom with wardrobe and double doors to a Juliette balcony, modern bathroom with bath and shower above. The property is in lovely condition throughout and benefits from high ceilings, fantastic storage potential and other many period features. The apartment also benefits from excellent natural light with an outlook over trees and neighbouring gardens. Conveniently located for the shops and cafes of Castellain Road and Lauderdale Parade, Paddington Recreation Ground, and is a short walk to Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line). Share of Freehold with 999 years lease from 25/12/2003, service charge £4,368 PA, council tax band C.

# Cleveland Mansions, Widley Road W9

Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1

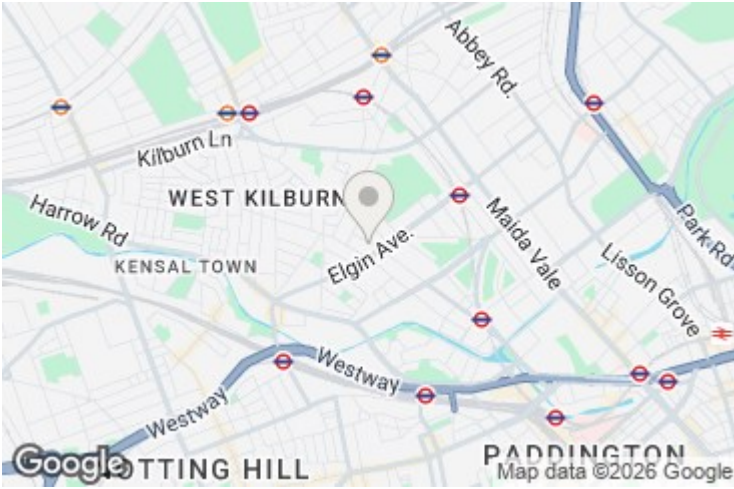


Exterior



View

# Cleveland Mansions, Widley Road 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			
		63	81
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			
		42	50
England & Wales		EU Directive 2002/91/EC	

# CLEVELAND MANSIONS

Approximate Gross Internal Area = 693 sq. ft. (64.4 sq. m.)



Third Floor

Drawn for illustration and identification purposes only.  
ID 1227669

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) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

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