



# Wymering Mansions

Wymering Road, W9

Asking Price £800,000

Positioned on the ground floor of an wonderfully popular purpose built block is this bright and airy two bedroom, two bathroom apartment offering direct access onto stunning communal gardens.

Spanning approx. 750 square feet, and finished to a high specification throughout, the accommodation comprises an open plan kitchen reception to the front, two large double bedrooms, one with an en suite bathroom and a separate family bathroom.

Wymering Mansions is located approximately 0.4 miles from Maida Vale Underground Station (Bakerloo Line) and is close to Paddington Recreation Ground. Local amenities including independent shops, cafés and restaurants can be found on Lauderdale Road, which is approximately 0.2 miles from the property.

**CHESTERTONS**



# Wymering Mansions

Wymering Road, W9

- A stunning two-bedroom apartment with direct access onto communal gardens.
- Bright and spacious throughout the accommodation is finished to a high standard throughout.
- Spanning approx. 750 square feet.
- Benefitting from a share in the freehold and exceptionally long underlying lease.



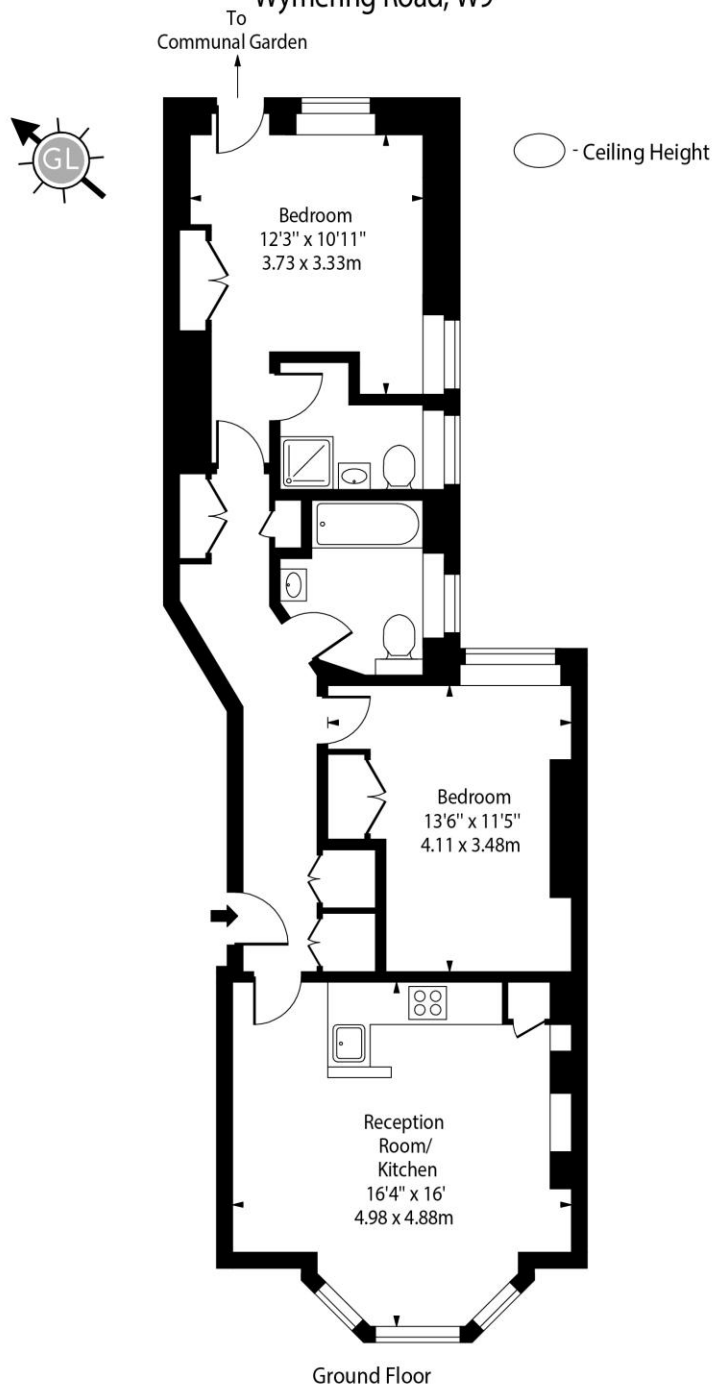
**Tenure:** Share of Freehold 134 years 5 months  
**Service Charge:** £5,111.82 Including a £2500 reserve fund contribution.  
**Ground Rent:** £0  
**Local Authority:** City Of Westminster  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Little Venice Sales*

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenice@chestertons.co.uk  
020 7286 4632  
chestertons.co.uk

Wymering Mansions,  
Wymering Road, W9



Ground Floor  
Approx Gross Internal Area 745 Sq Ft - 69.21 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 031459E