



Wymering Mansions, Wymering Road, W9

£975,000

A larger than average (1,034 sq ft) apartment situated on the top floor of this highly well maintained popular mansion block ideally located just off Elgin Avenue. The apartment boasts bright aspect reception with feature fireplace and access to a balcony, dual aspect kitchen with dining area, master bedroom leading to dressing room area which in turn leads to a spacious en-suite bathroom suite, second double bedroom, family bathroom and wonderful communal gardens. Wymering Mansions is conveniently positioned close to Paddington Recreation sports Ground and local shops and cafes in and around Maida Vale and Little Venice with the nearest transport links being found at Warwick Avenue and Maida Vale Underground station (Bakerloo Line) and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £5,500 per annum Share of Freehold with lease unexpired at 967 years. **SOLE AGENT.**

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Reception room



Bedroom 1



kitchen



En-Suite Bathroom



Dining space

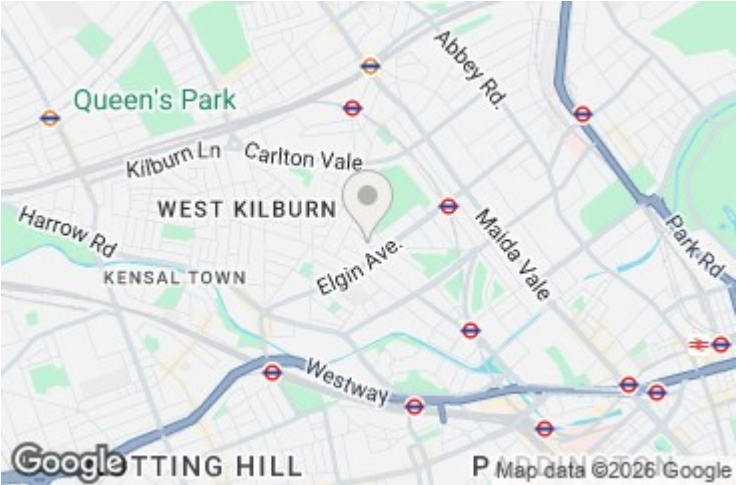


Bedroom 2

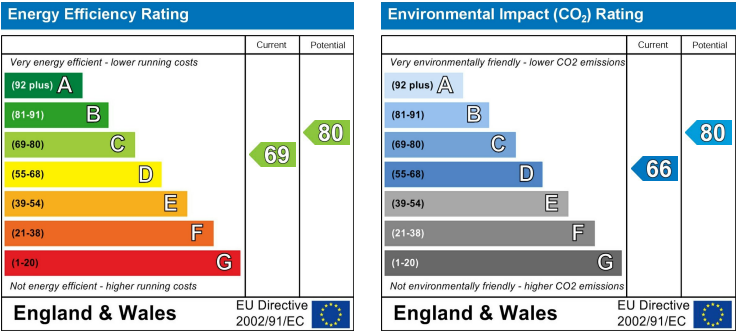


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Balcony

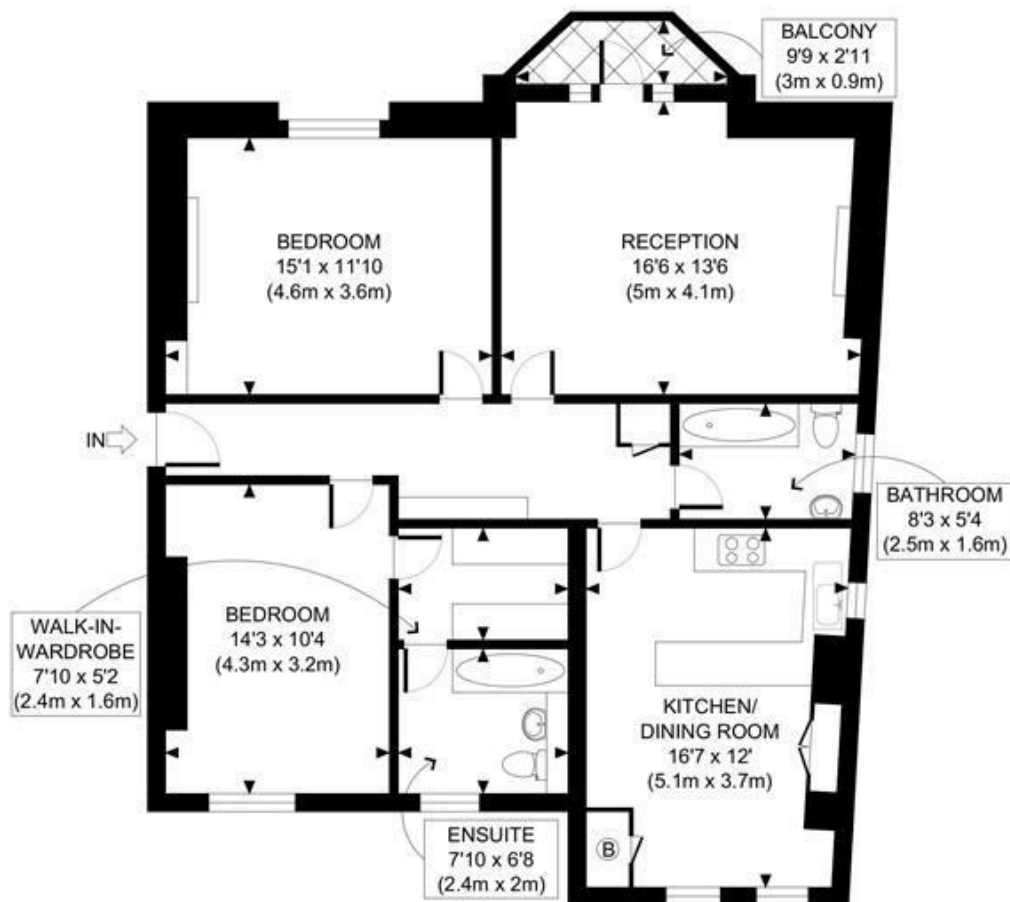


Exterior



Family bathroom





FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1034 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1034 SQ FT/ 96 SQM

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.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY IMAGING

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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) = 3.28' (feet)