



## Wymering Mansions, Maida Vale W9

**£825,000**

Compton Reeback are pleased to present this beautifully presented and bright three bedroom third floor apartment situated in the popular Wymering Mansions. The property features a South Westerly facing reception room with feature fireplace and wood flooring, modern fitted kitchen with ample storage, master bedroom with built in wardrobes and views towards communal gardens, good sized second bedroom and third bedroom currently used as a dining room with built-in storage unit and tiled family bathroom, the property also has excellent storage, high ceilings, use of well manicured communal gardens and caretaker. Ideally located in a quiet one way turning off Elgin Avenue being close to the open spaces of Paddington Recreation Ground and the local shops and cafes of Castellain Road and Lauderdale Road. whilst Maida Vale underground station ( Bakerloo line ) is nearby. Council tax Band E. SHARE OF FREEHOLD with unexpired lease of 971 years. SOLE AGENTS

# Wymering Mansions, Maida Vale W9

Reception room



Bedroom 2



Kitchen



Bedroom 3 / Dining room



Bedroom 1



Bathroom



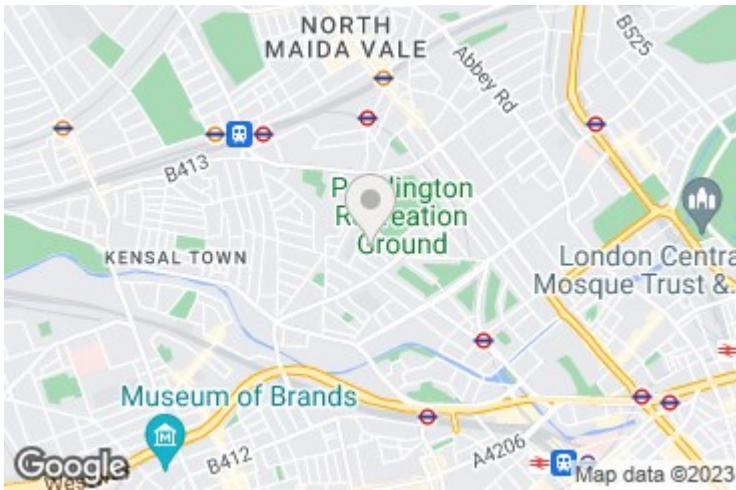


# Wymering Mansions, Maida Vale W9

## Exterior



## Communal gardens



Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	


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



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THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 849 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQM</b>		<b>Morshead Mansions</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation			
date		25/07/22	
		<b>photoplan</b> 	

MAIDA VALE

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

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)

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