



## Wymering Mansions, Wymering Road W9

**£815,000**

This bright and airy two double bedroom ( formerly three bedroom ) top floor mansion flat is located in the heart of Maida Vale, The property comprises of two double bedrooms, a bright and spacious double reception room with feature fireplace, wood flooring and access to a private balcony, a fully fitted kitchen, modern tiled bathroom the apartment also has lovely period features. Wymering Mansions has well manicured communal gardens and daytime caretaker. This apartment is moments from the open spaces of Paddington Recreation Ground and within easy walking distance of both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) and Paddington main line station including Cross rail. The property is council tax band E and is leasehold with 960 years lease unexpired. SOLE AGENTS.

# Wymering Mansions, Wymering Road W9

Reception Room



Bedroom 2



Kitchen



Bathroom



Bedroom 1

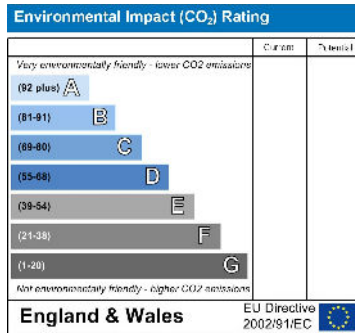
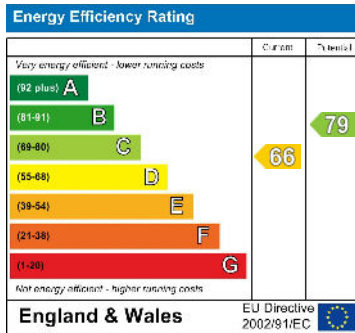
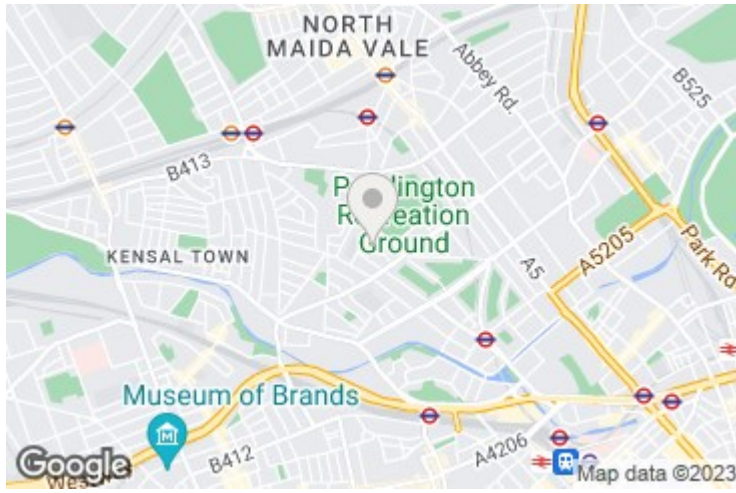


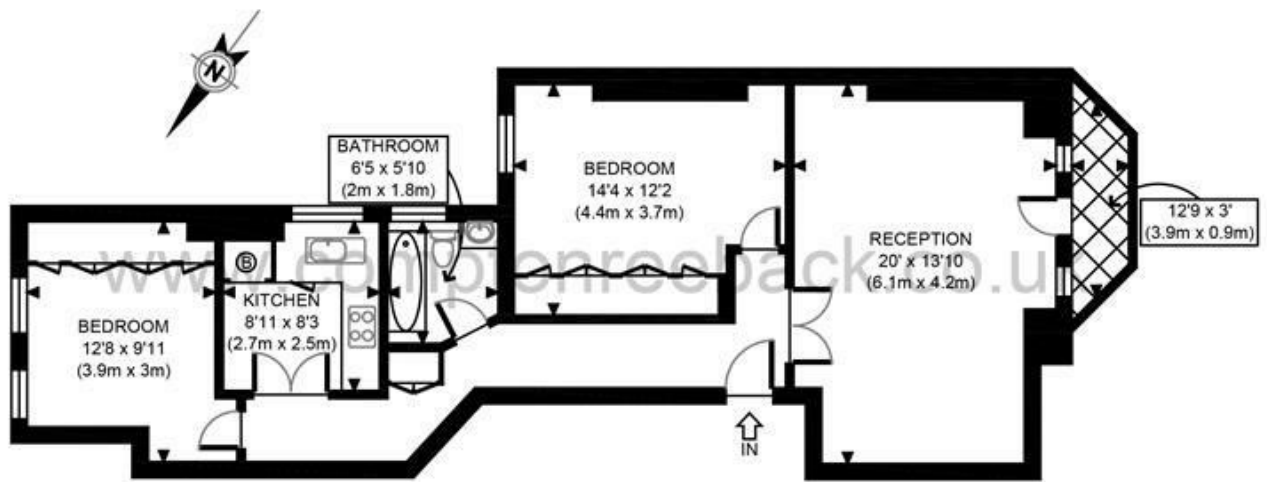
Exterior



Communal Gardens

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FOURTH FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 792 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 792 SQ FT / 74 SQM 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	<b>Wymering Mansions</b> date 27/10/22 
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Est. 1995

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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)