



### Castellain Mansions, Maida Vale W9

**£1,025,000**

Located in the heart of Maida Vale is this second floor three bedroom flat set in one of Maida Vale's premier mansion blocks. This spacious apartment comprises three double bedrooms, fitted family bathroom, fantastic size fully fitted modern eat-in kitchen, balcony and a good size reception room with feature fireplace and bay window. The property also has modern decor mixed with period features, access to the well-manicured communal gardens with bicycle storage. Castellain Mansions is located on Castellain Road and is a short walk to Maida Vale / Warwick Avenue Underground Station (Bakerloo Line), the green open spaces of Paddington recreation ground as well as the shops and cafes of Little Venice. The property is offered with no chain, vacant possession. Council tax Band F. Share of Freehold with Lease 992 years unexpired. **SOLE AGENTS.**

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Reception



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1

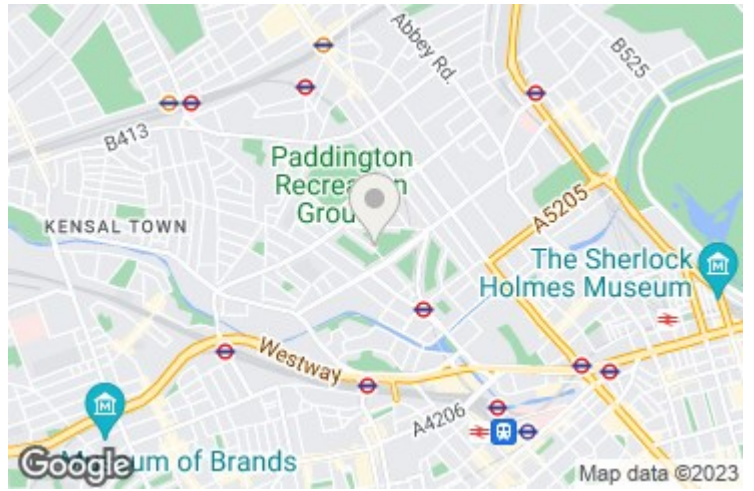


Family bathroom



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## Balcony



## Communal gardens



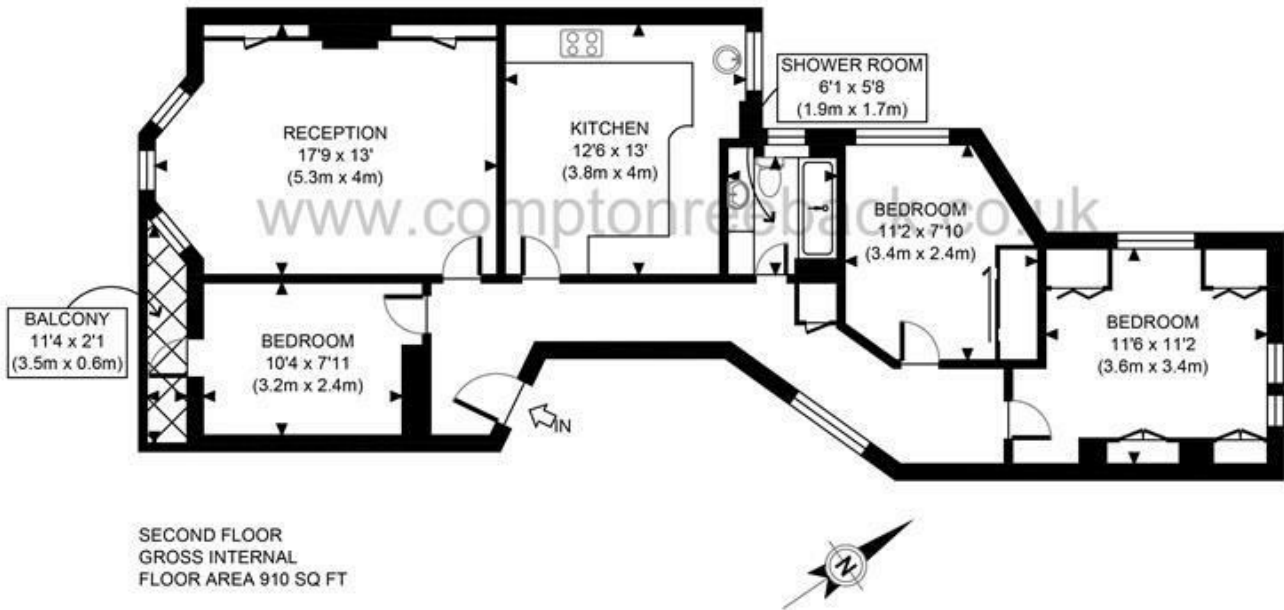
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

71

82

## Exterior





APPROX. GROSS INTERNAL FLOOR AREA 910 SQ FT / 85 SQM		Castellain Mansions
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 01/02/23
		photoplan

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Est. 1995

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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) = 3.28' (feet)