



## Wymering Mansions, Maida Vale W9

**£845,000**

Compton Reeback are pleased to offer this very well presented two bedroom ( Formerly three bedroom ), two bathroom apartment situated on the third floor of this sought after mansion block, in Maida Vale. The accommodation now offers a spacious Westerly aspect reception room with bay window that benefits from sunlight all day long, feature gas fireplace and built in units and storage cupboard, open-plan modern fitted kitchen with door to balcony. The flat has recently had double glazing installed on all of the windows and balcony door. The main double bedroom has built in wardrobes and a en-suite shower room. Second double bedroom with built in storage cupboard, family bathroom (with a temporary, removable cover currently in use on the bath/shower), there is additional utility cupboard in the hallway housing washing machine and dryer. Wymering Mansions also has a caretaker and access to two well kept communal gardens together with an additional storage unit for bicycles etc. The property is conveniently located close to the open spaces of Paddington Recreation Ground, local shops and cafes along Lauderdale Parade and Elgin Avenue alongside Maida Vale Underground Station ( Bakerloo line ) Paddington Mainline Station is further afield providing access into London on the Elizabeth line and to Heathrow via the express. Share of Freehold with a lease running at 980 years unexpired, Council Tax Band F, Service Charges £4,400pa **SOLE AGENT.**



# Wymering Mansions, Maida Vale W9

Reception



En - Suite



Kitchen



Bedroom 2



Bedroom 1

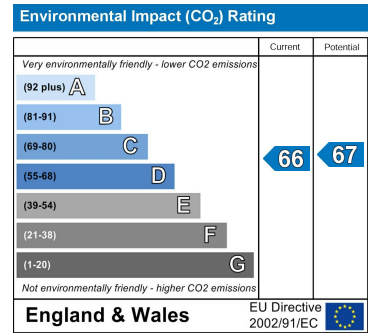
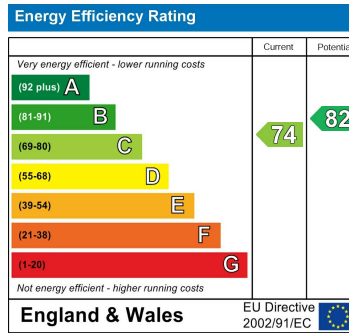


Bathroom



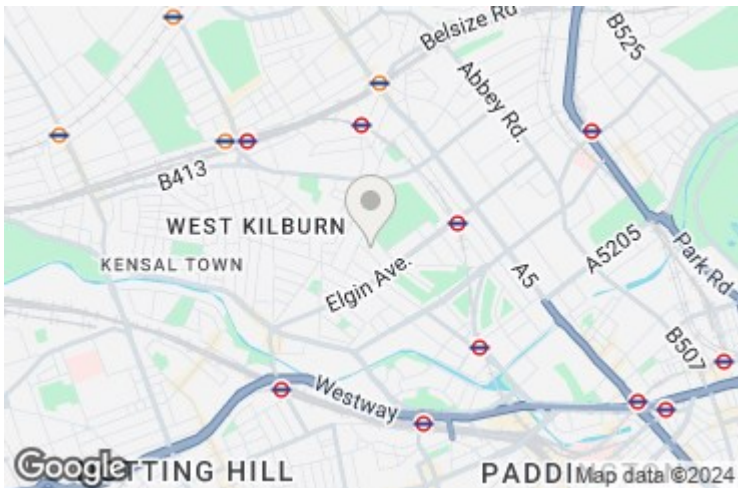
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## Exterior



## Communal Gardens

## Balcony







THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 816 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 816 SQ FT/ 76 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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.

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Est. 1995

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Directors: Brian Compton & Julian Reeback

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