



## Wymering Mansions, Maida Vale W9

**£1,095,000**

This larger than average (1044 sq ft) bright and airy three bedroom corner mansion flat is set on the second floor and located in the heart of Maida Vale. The apartment further comprises a beautiful reception room with wood flooring and feature fireplace, master bedroom with access to a private balcony, two further double bedrooms, two bathrooms and a spacious eat-in-kitchen with views over the well maintained communal gardens. Wymering Road is an attractive tree lined street moments away from the open spaces of Paddington recreation ground and within easy reach of the wide selection of shops, cafes and restaurants in both Maida Vale and Warwick Avenue as well as Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) being a short walk away. Share Of Freehold with unexpired lease of 968 years, Council Tax Band E, Service Charges £5,500pa SOLE AGENT.

# Wymering Mansions, Maida Vale W9

## Reception



## Bedroom 2



## Kitchen



## Bedroom 3



## Bedroom 1

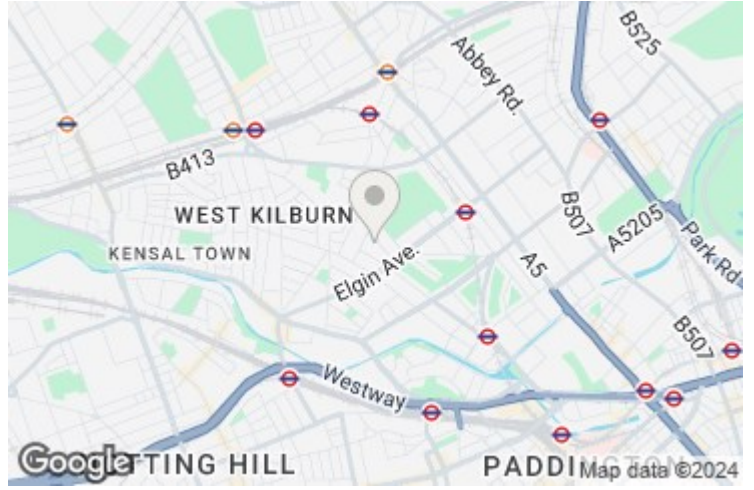


## Bathroom



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## Shower Room



## Exterior

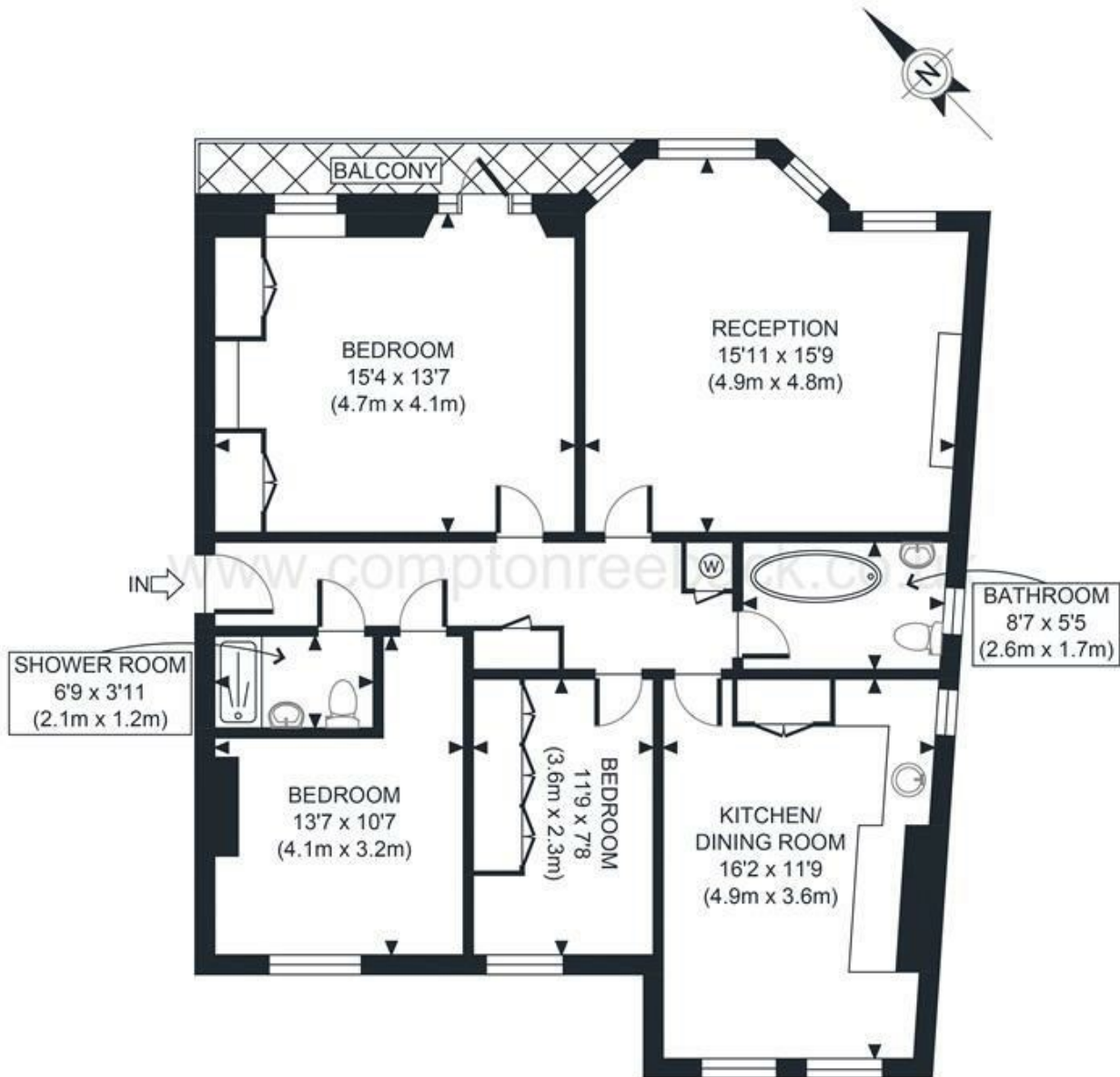


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

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

## Balcony





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1044 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1044 SQ FT / 97 SQM		Wymering 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:	10/03/22

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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) = 3.29'(feet)

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