



Wymering Mansions, Maida Vale W9

£895,000

A beautifully presented and recently modernised three double bedroom apartment situated on the third floor of this popular red brick mansion block ideally located just off Elgin Avenue. The apartment benefits from a reception room with bay window and feature fireplace, modern fitted kitchen with dining space, Bedroom one with built-in wardrobes, Bedroom 2 with access to Balcony, Bathroom with rolled edge bath and W/C. the apartment further benefits from high ceilings, additional built-in storage cupboard and period features. Wymering Mansions is conveniently positioned close to Paddington Recreation sports Ground and local shops and cafes in and around Maida Vale and Little Venice with the nearest transport links being found at Warwick Avenue and Maida Vale Underground station (Bakerloo Line) and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £3400 per annum, lease unexpired at 140 years. SOLE AGENT.

Wymering Mansions, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bathroom

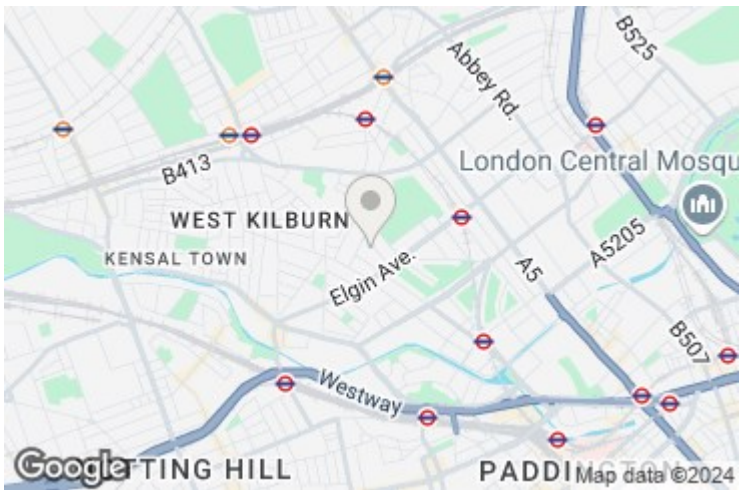


Wymering Mansions, Maida Vale W9

Balcony

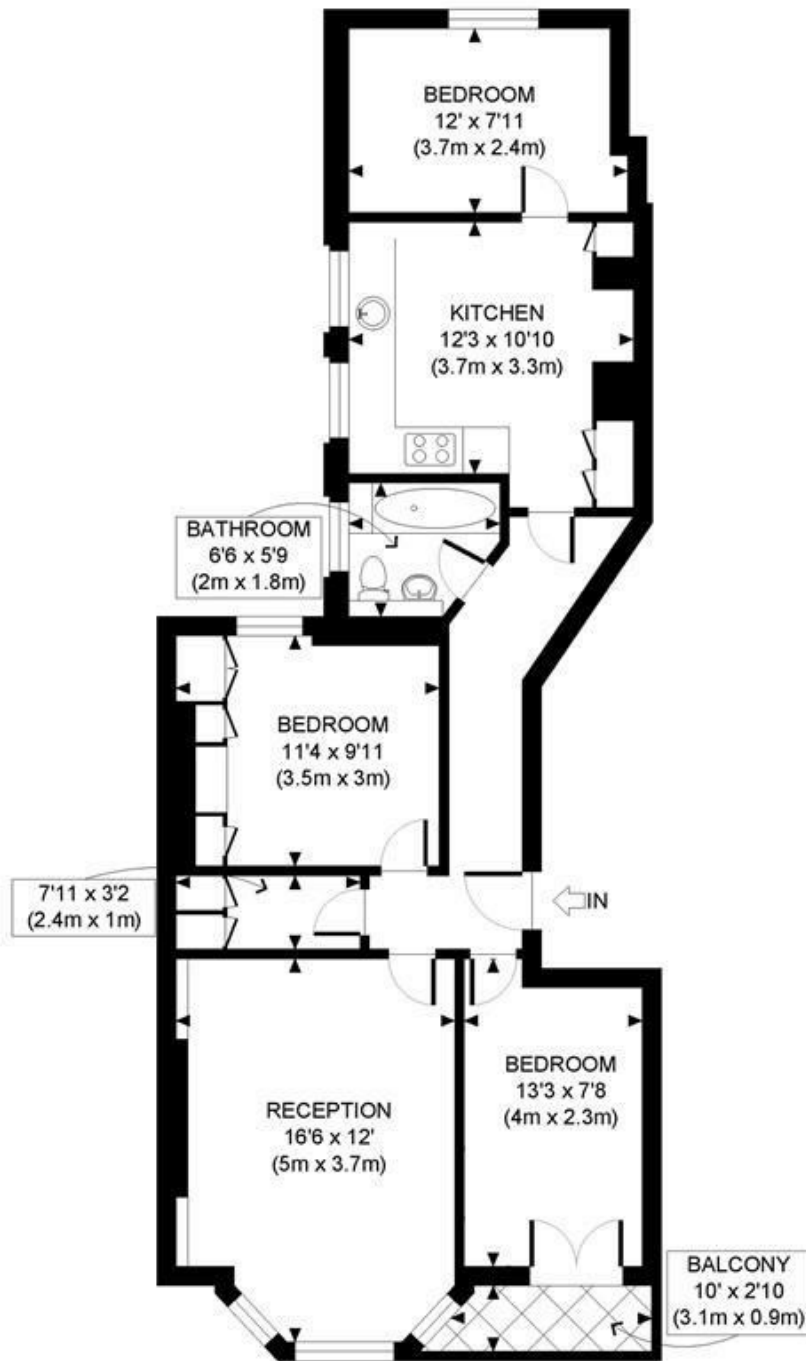


Exterior



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			
		76	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		39	81
England & Wales		EU Directive 2002/91/EC	



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 833 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 833 SQ FT/ 77 SQM

PROPERTY PHOTO PLANS.COUK
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.

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

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)