



Wymering Mansions, Maida Vale W9

£975,000

A stunning larger than average third floor two bedroom (formerly three bedroom) apartment presented beautifully within this popular redbrick mansion block. This apartment boasts generous spaces including 27' double reception with open plan kitchen with dining space and bay window, two feature fireplace and access to balcony, 19' master bedroom with built-in wardrobes, modern family bathroom plus guest cloakroom. Located close to the open spaces of Paddington recreation sports ground, shops and cafes' along Castellain Road whilst transport can be found along Elgin Avenue with Maida Vale Underground station (Bakerloo Line) being close at hand. Share Of Freehold with unexpired lease of 968 years, Council Tax Band E, Service Charges £4029.87 pa SOLE AGENT.

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Reception



Bedroom 1



Kitchen



Bedroom 2



Dining Space

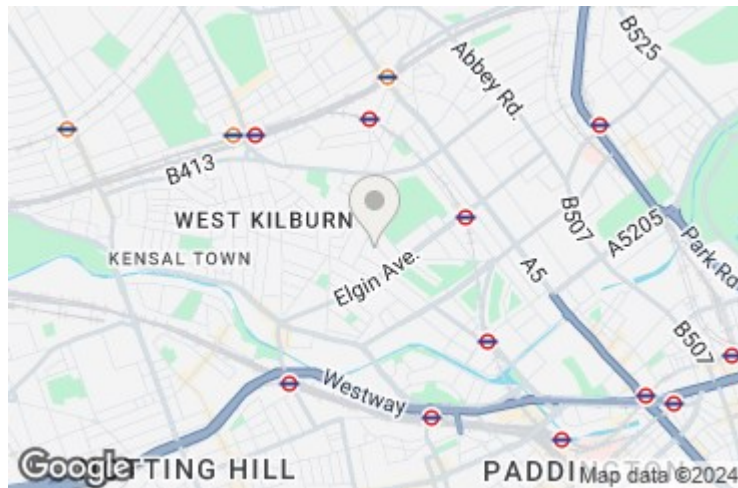


Bathroom



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Exterior

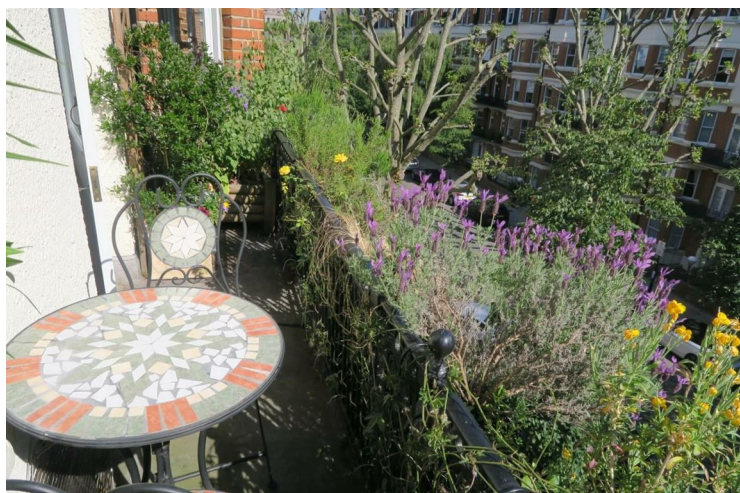


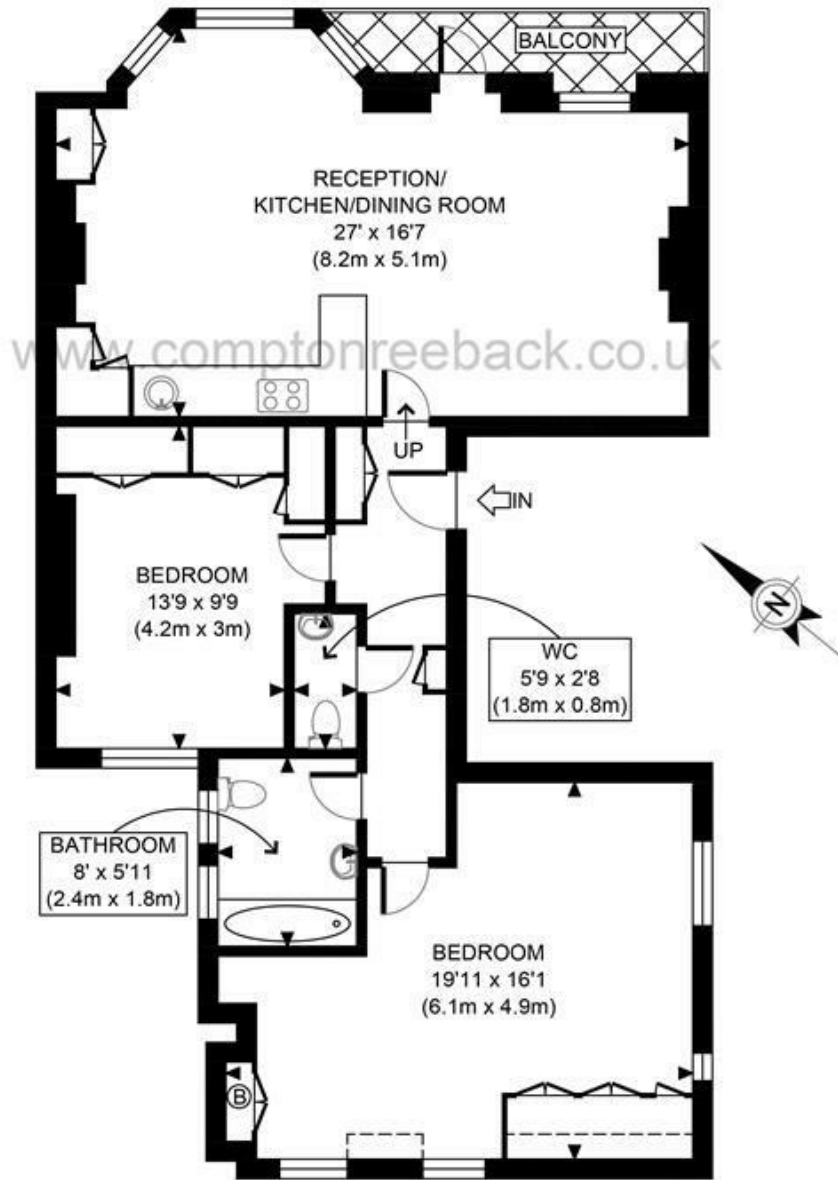
Communal Gardens




| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 82 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | | EU Directive 2002/91/EC |

Balcony





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 956 SQ FT

| | |
|---|---|
| <p>APPROX. GROSS INTERNAL FLOOR AREA 95 SQ FT / 89 SQM</p> <p>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</p> | <p>Wymering Mansions</p> <p>date 27/01/22</p> <p>photoplan </p> |
|---|---|

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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)

comptonreeback.co.uk