



**Abinger Mews, Maida Vale W9**

**£1,100,000**

Compton Reeback are delighted to offer this spacious and bright (1500 Sq ft) Mid terrace four bedroom mews house arranged over three floors in this private modern gated secure development with front and rear garden and off street parking. The house boasts a splendid main 22ft reception with open aspect, spacious fitted kitchen with good dining space, main bedroom with en-suite bathroom, fourth bedroom / study leading to garden, two further bathrooms plus guest cloakroom and utility room and access to fantastic loft space storage. Abinger Mews is ideally located close to Westbourne Park Underground Station as well as the tennis courts & running track of Paddington Recreation Ground and numerous shopping and transport amenities of Maida Vale and both Queens Park Underground and Overground Stations. Council tax band G, Communal amenity charge £600 Per annum.  
**FREEHOLD**

# Abinger Mews, Maida Vale W9

Reception



Bedroom 1



Kitchen



En - Suite



Utility room



Bedroom 2



# Abinger Mews, Maida Vale W9

Bedroom 3



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Garden / patio



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Bedroom 4



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Exterior

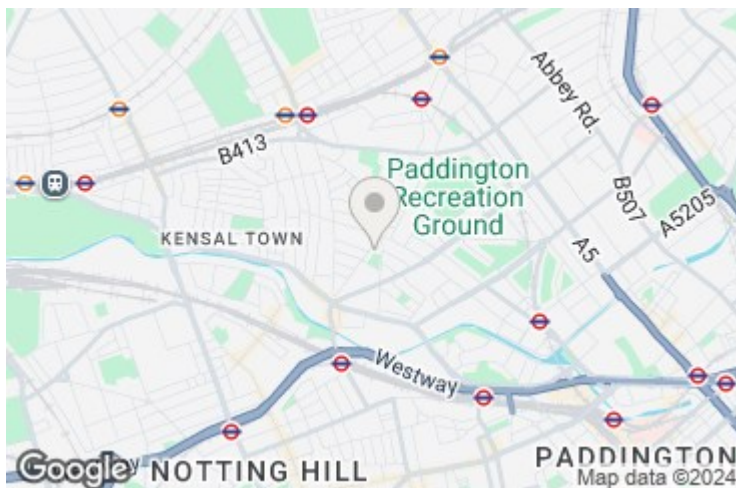


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Family bathroom

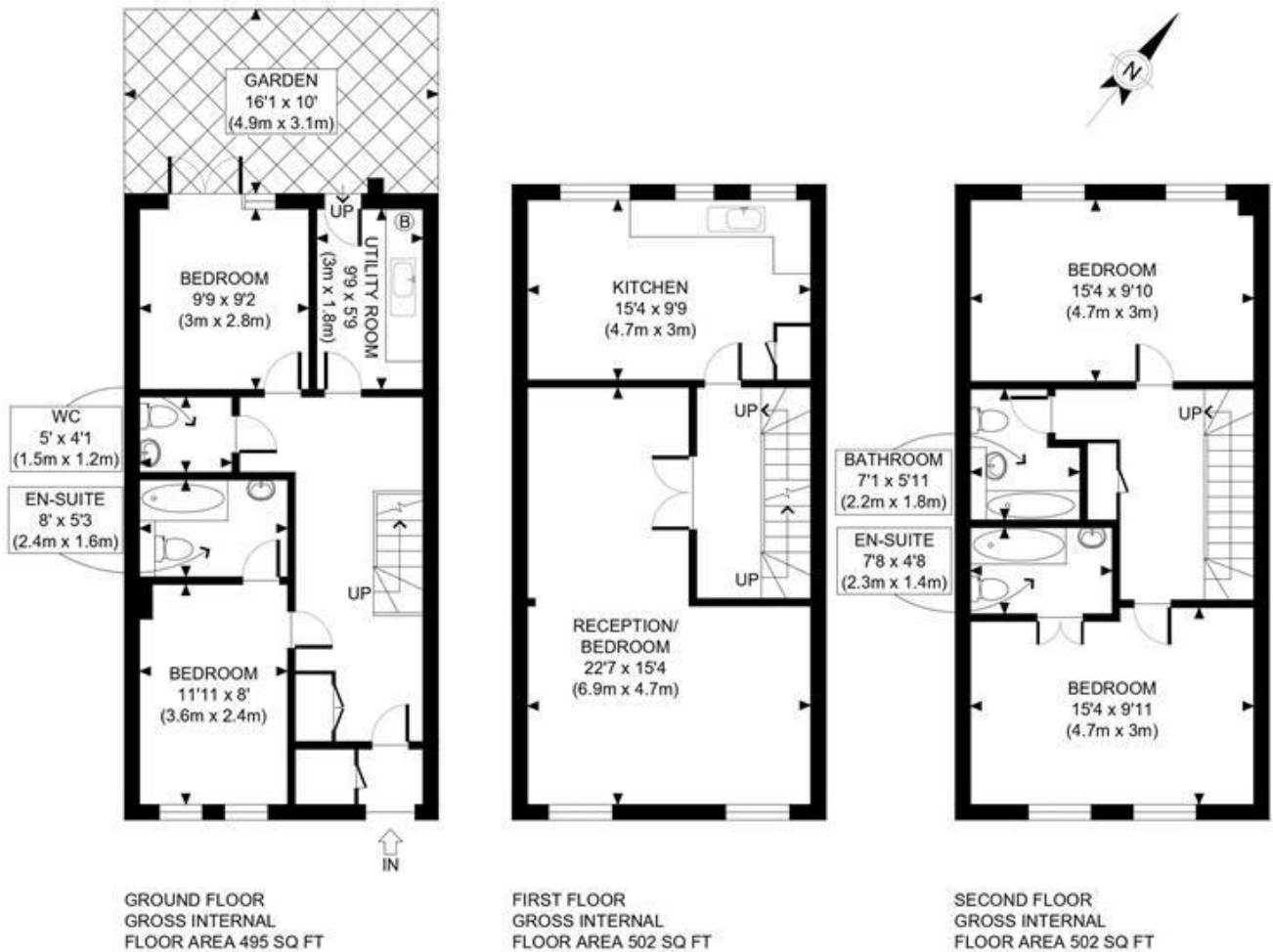


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	 <b>90</b> <b>61</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>	

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



## PROPERTY PHOTO PLANS co.uk

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**

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Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
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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) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)

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