



## Castellain Mansions, Maida Vale W9

**£995,000**

Compton Reeback are pleased to offer this beautifully maintained Two double bedroom ground floor apartment in the ever popular Castellain Mansions benefiting from **DIRECT ACCESS TO LANDSCAPED COMMUNAL GARDENS**. The flat boasts larger than average reception room with wood flooring and bay window, Master Bedroom with fitted cupboards, second bedroom, delightful family bathroom and an eat-in-kitchen which in turn leads out onto the gardens. Ideally located between Elgin Avenue and Sutherland Avenue the apartment is within easy reach of the shops and cafes of Castellain Road and Lauderdale Parade as well as being positioned between Warwick Avenue and Maida Vale Underground Stations (both on the Bakerloo Line). Share Of Freehold with unexpired lease of 997 years, Council Tax Band E, Service Charges ££5,485.76pa **SOLE AGENT**.

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Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1

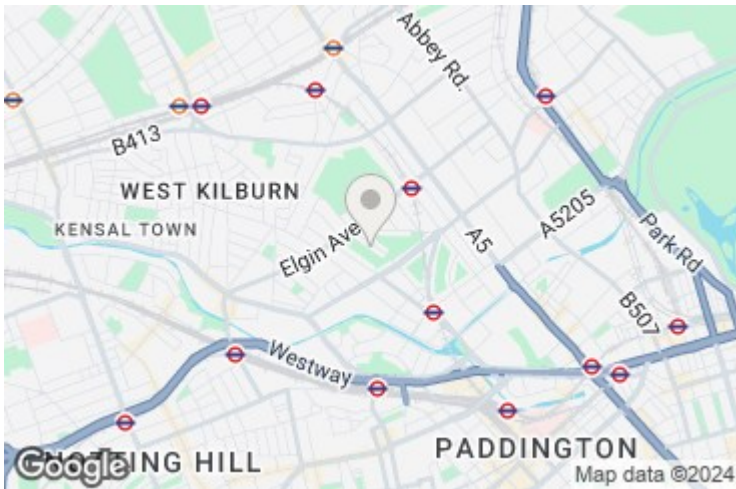



Communal Gardens




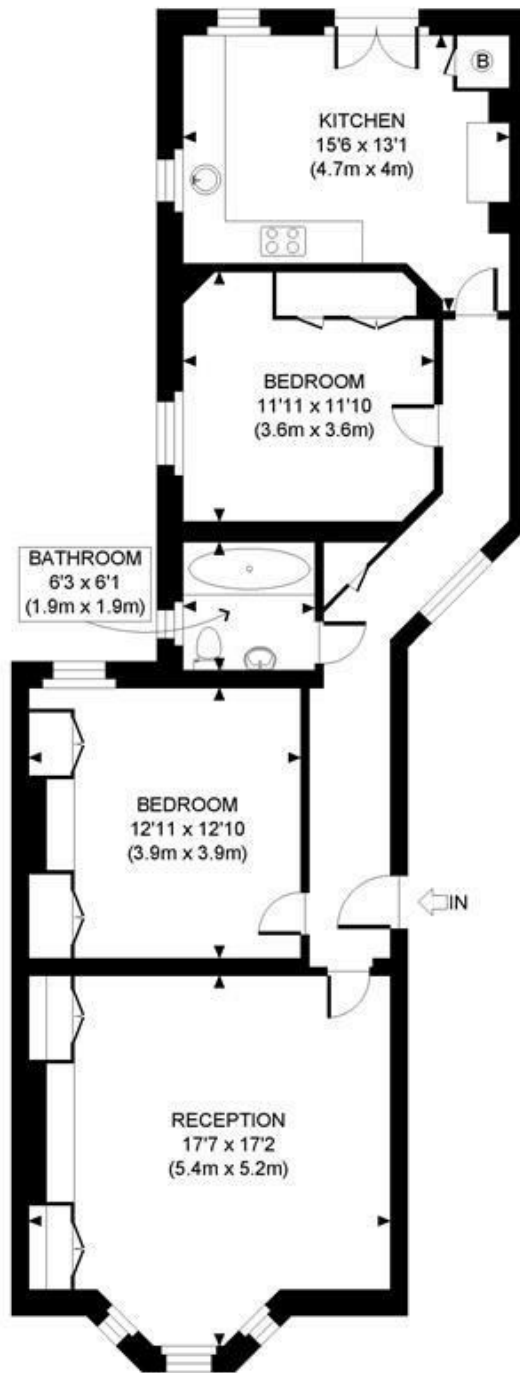
Communal gardens 2

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 989 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 989 SQ FT/ 92 SQM

**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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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) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)