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Essendine Mansions, London W9

£775,000

Compton Reeback are pleased to offer this spacious Two bedroom apartment situated on the first floor of this attractive mansion block ideally located moments from the open spaces of Paddington Recreation Ground. The flats offers spacious reception with high ceilings and bay window, two double bedroom, family bathroom and an eat-in-kitchen over looking communal gardens. The flat also has the added benefit of the use of two seperate storage areas in the basement. Local transport links are excellent and immediately accessible, such as both Maida Vale and Warwick Avenue Underground stations (Bakerloo Line) and Paddington Station with Elizabeth line, National Rail and Heathrow Express connections. The flat has a Lease of 147 years, Service Charge £1950 pa, Ground Rent £100pa. Council Tax Band D. SOLE AGENTS

Essendine Mansions, London W9

Reception



Second Bedroom



Kitchen



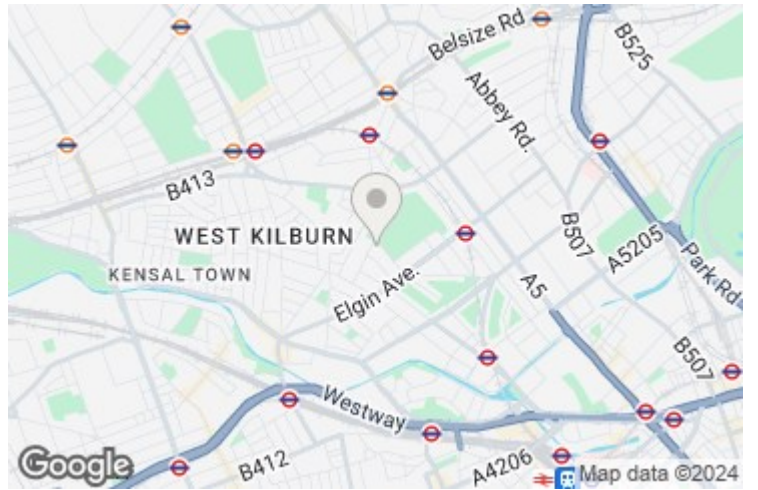
Bathroom



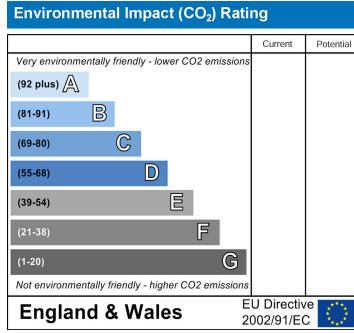
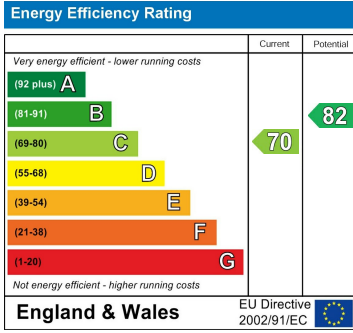
Master Bedroom

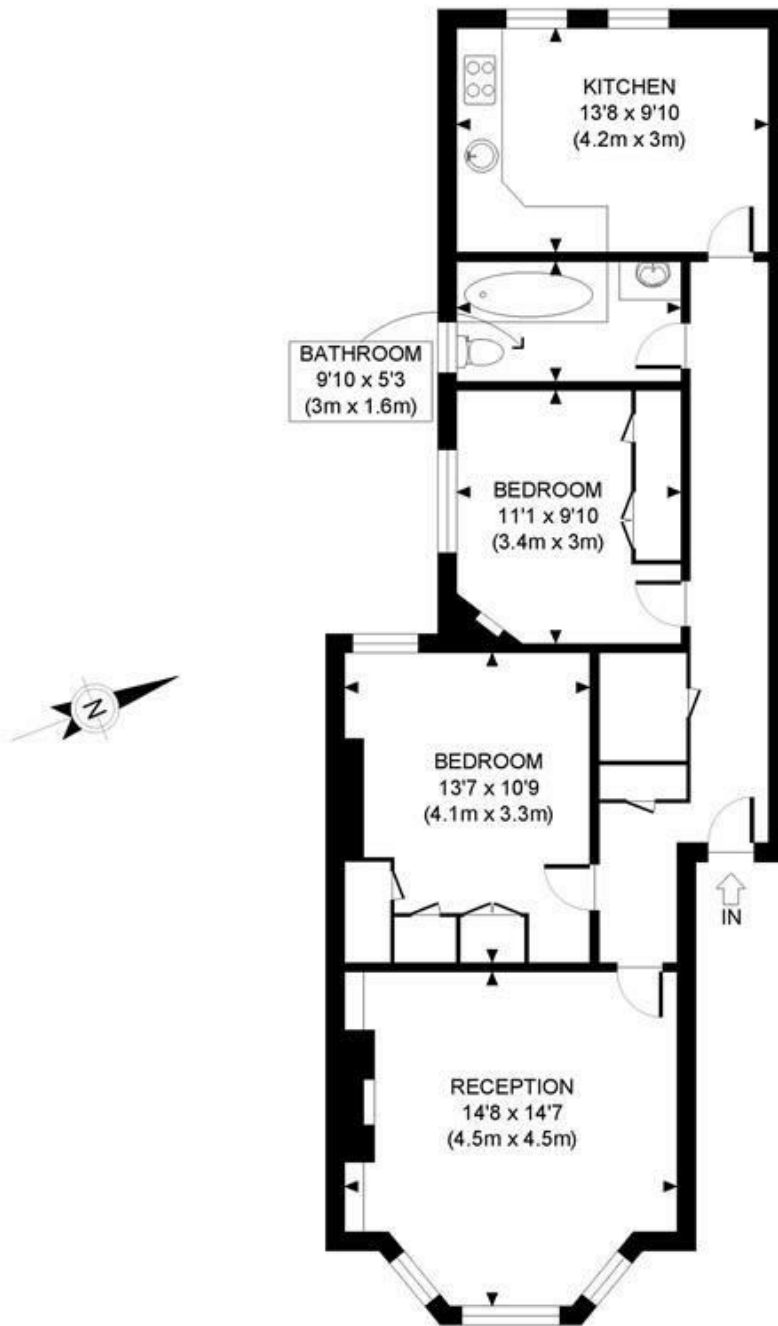


Exterior



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 805 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 805 SQ FT/ 75 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.

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Est. 1995

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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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