



Castellain Mansions, Maida Vale W9

£875,000

Compton Reeback are pleased to offer this three bedroom apartment situated on the top floor of this popular mansion block that requires updating and modernisation. The flat boasts delightful reception room with high ceilings, two further double bedrooms, Family bathroom suite and a spacious double aspect kitchen with dining space and views over Paddington Sports Club Bowling Green. Ideally located between Elgin Avenue and Sutherland Avenue. Castellain Mansions is close to the shops and cafes of Castellain Road and Lauderdale Parade, the open spaces of Paddington Recreation Ground as well as both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line). Share of Freehold with Leasehold with 952 years unexpired, Service Charge - £5,344.36, Council Tax Band F.

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Reception Room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bathroom



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Floor Area = 94.6 sq m / 1019 sq ft

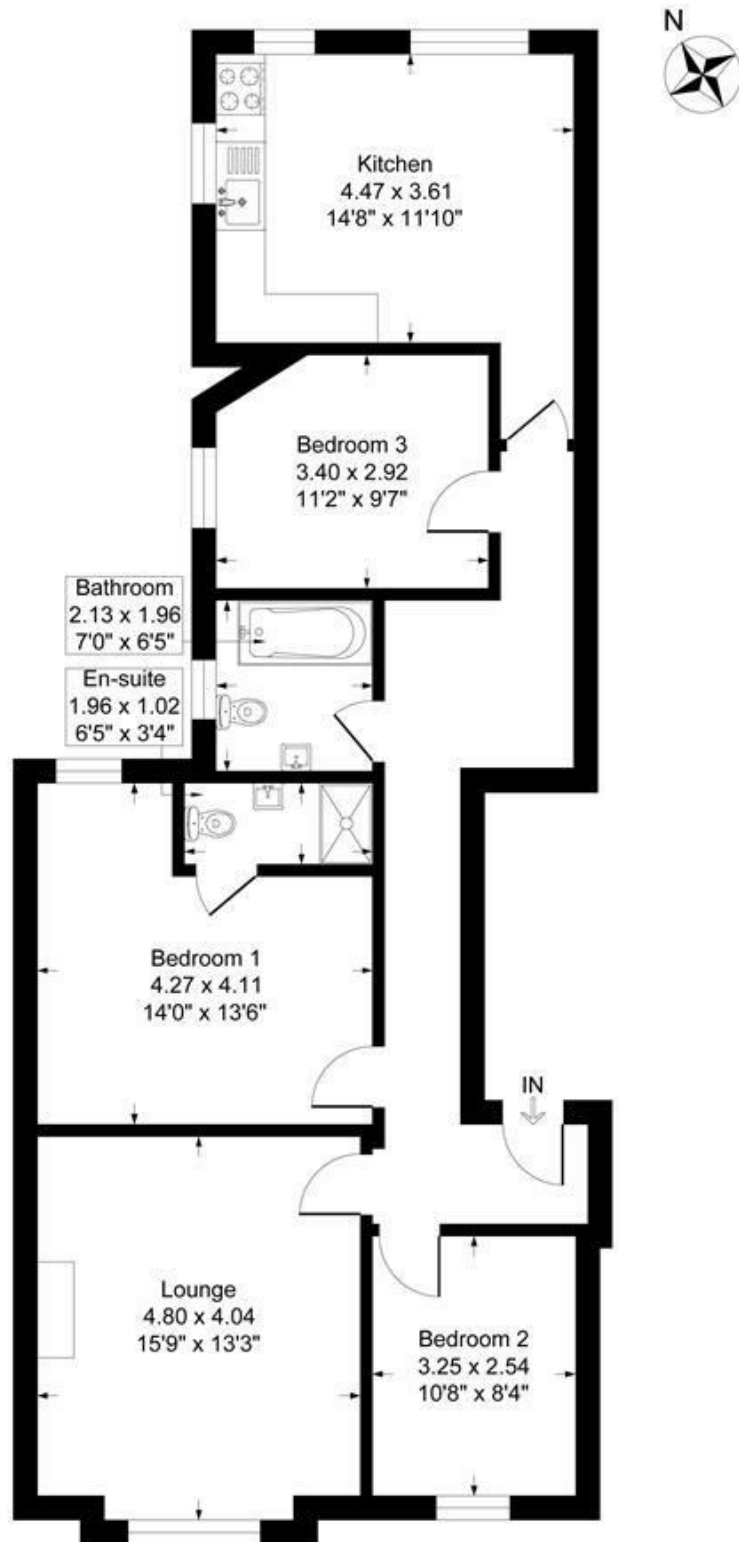


Illustration for identification purposes only, measurements are approximate, not to scale.

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Est. 1995

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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

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