



**Castellain Mansions, Maida Vale, W9**

**£975,000**

Compton Reeback are delighted to have for sale this Beautifully presented and well maintained three bedroom apartment situated on the second floor of this popular mansion block. The flat boasts delightful reception with bay window, feature fire place and built in storage and bookcase cabinets, second bedroom with access to south aspect balcony, third double bedroom, Modern family bathroom suite with under floor heating and wonderful dual aspect eat-in-kitchen with views over landscaped communal gardens. 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) and Paddington Station beyond. Council tax band F. The property has a Share of Freehold with under lease of 996 years and service charge of £5,598.08 Per Annum.

# Castellain Mansions, Maida Vale, W9

## Reception Room



## Bedroom 2



## Kitchen



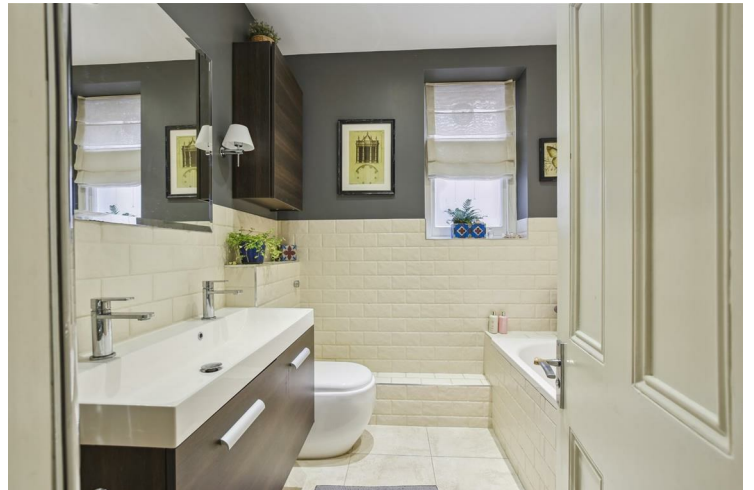
## Bedroom 3



## Bedroom 1



## Bathroom



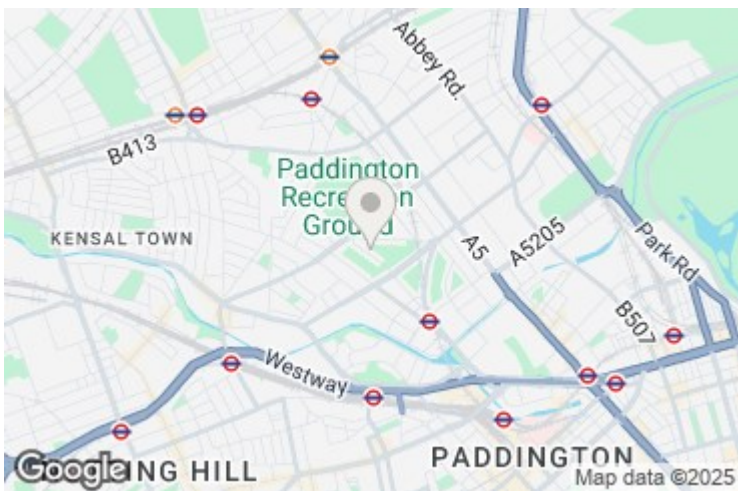
## Balcony

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## Exterior

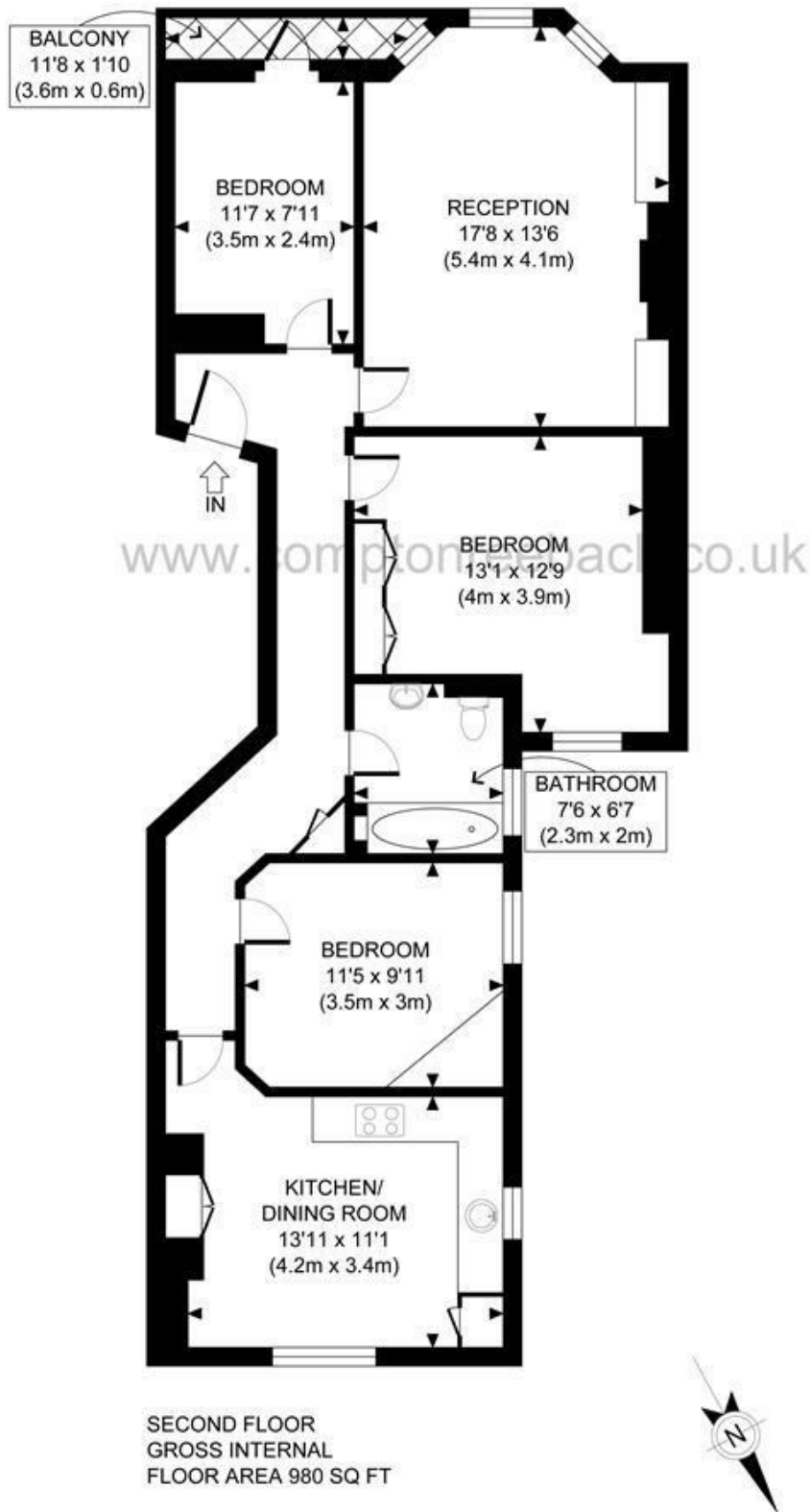



## Communal Garden



| 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>                            |  | 70                      | 74        |
| (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 |  |                         |           |
| England & Wales                             |  | 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>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



|   |  |
|---|--|
| <p><b>APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT / 91 SQM</b></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><b>Castellain Mansions</b></p>  |
|   | <p>date 27/01/23</p> <p><b>photoplan</b> </p> |

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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)