



Carlton Mansions, Maida Vale W9

Offers Over £1,250,000

Located in the heart of Maida Vale is this stunning, bright and larger than average three bedroom (formerly four bedroom) apartment set on the second floor of this well maintained period mansion building on Randolph Avenue. The property comprises of a spacious 'double' reception room with separate dining space, feature fireplace and double glazing, a modern fully fitted kitchen with separate dining counter top and door to balcony over looking communal gardens, a good size master bedroom boasting fitted wardrobes and door to en-suite bathroom, a second double bedroom with built-in wardrobes, third bedroom / study and family shower room and additional W/C. Carlton Mansions further benefits from fantastic high ceilings throughout, ample storage, wood flooring to reception room and hallway, many period features and access to the beautiful well manicured communal gardens and views beyond to Paddington Recreation Grounds. Randolph Avenue is an attractive tree lined street moments away from an array of shops, restaurants and cafes at both Elgin Avenue and Clifton Gardens whilst Maida Vale Station (Bakerloo Line) is just a short walk away, slightly further is Paddington Mainline station with its Cross Rail links in and out of London. The property is council tax band F and is leasehold with 960 years lease unexpired. SOLE AGENTS.

Carlton Mansions, Maida Vale W9

Reception



En - Suite



Kitchen



Bedroom 2



Bedroom 1



Bedroom 3

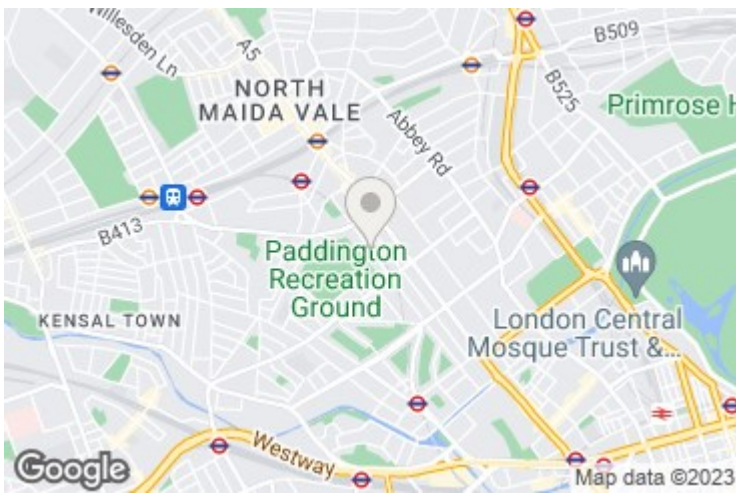


Carlton Mansions, Maida Vale W9

Family Shower room

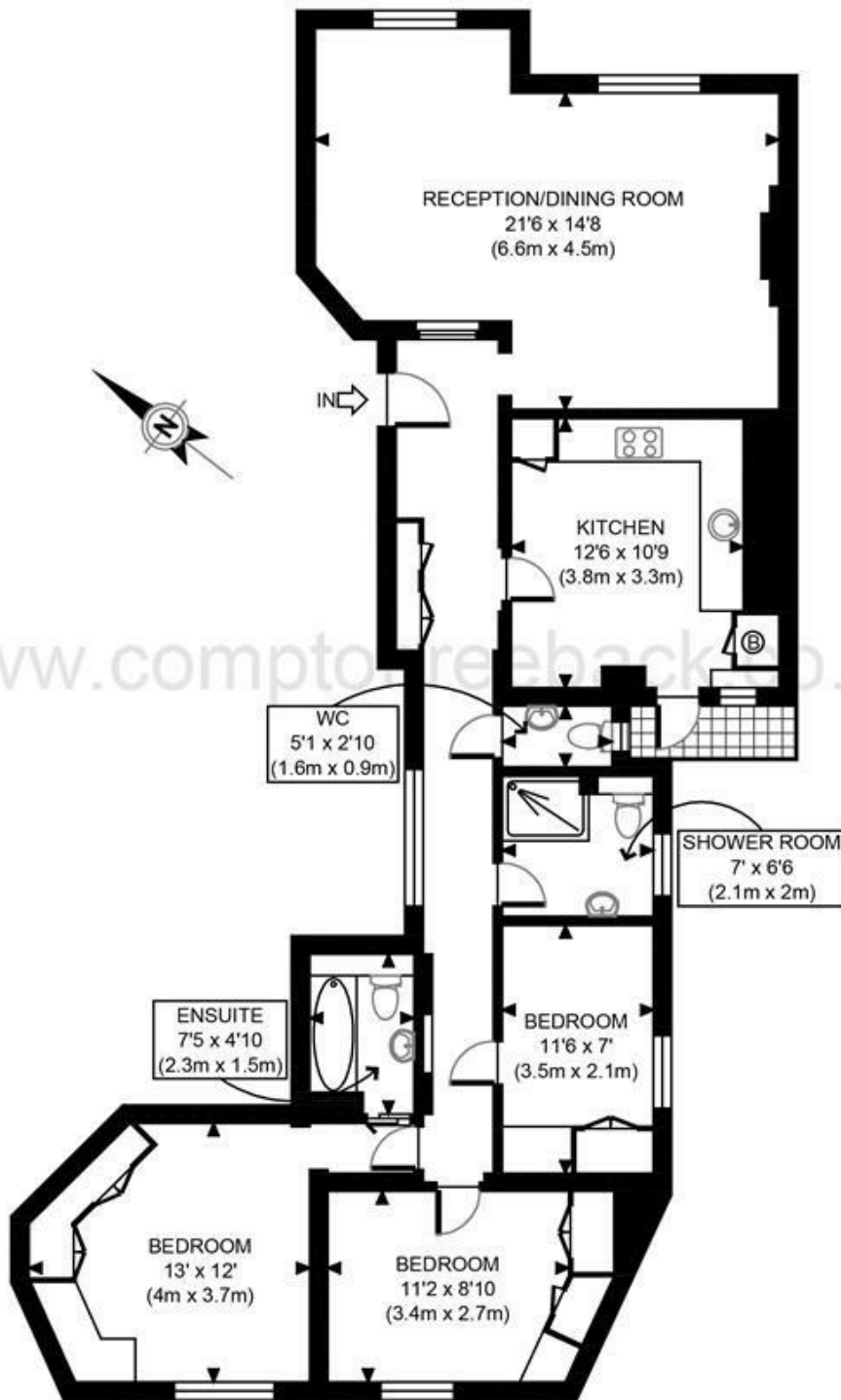


Exterior



Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	80
England & Wales	
EU Directive 2002/91/EC	

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



www.comptonreeback.co.uk

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1113 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1113 SQ FT / 103 SQM</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>Carlton Mansions</p>
	<p>date 05/09/22</p> <p>photoplan </p>

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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)