



Morshead Mansions, Maida Vale W9

£1,180,000

Compton Reeback are delighted to offer for sale this stunning raised ground floor three bedroom apartment that has been designed and finished to a high specification in every detail. Attention to the quality of finish is second to none with beautiful wood flooring throughout, double glazed sash windows, luxury bathrooms with bathroom with integrated TV and a bespoke fitted kitchen with dining space, further benefits include Zonal lighting, ambient underfloor heating throughout, access to well maintained communal gardens approached from within the building and use of a basement store room. This fine apartment is positioned within this highly prestigious and impeccably managed mansion block which is directly opposite the open spaces of Paddington Recreation Ground and situated only moments from fabulous local cafes, bars and shopping facilities nearby together with Maida Vale underground station (Bakerloo Line). Share of Freehold, 980 years unexpired, service charge - £3,000.00, council tax band E

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Reception



Bedroom 2



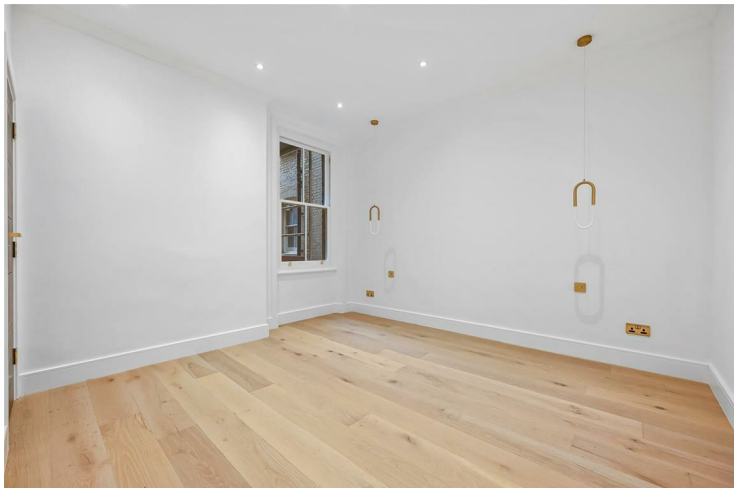
Kitchen



Bedroom 3



Bedroom 1



Family Bathroom



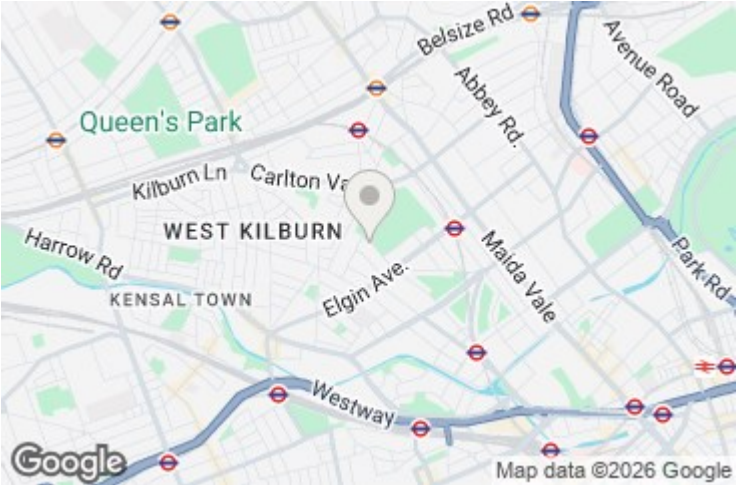
En - suite Shower room

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Communal Gardens

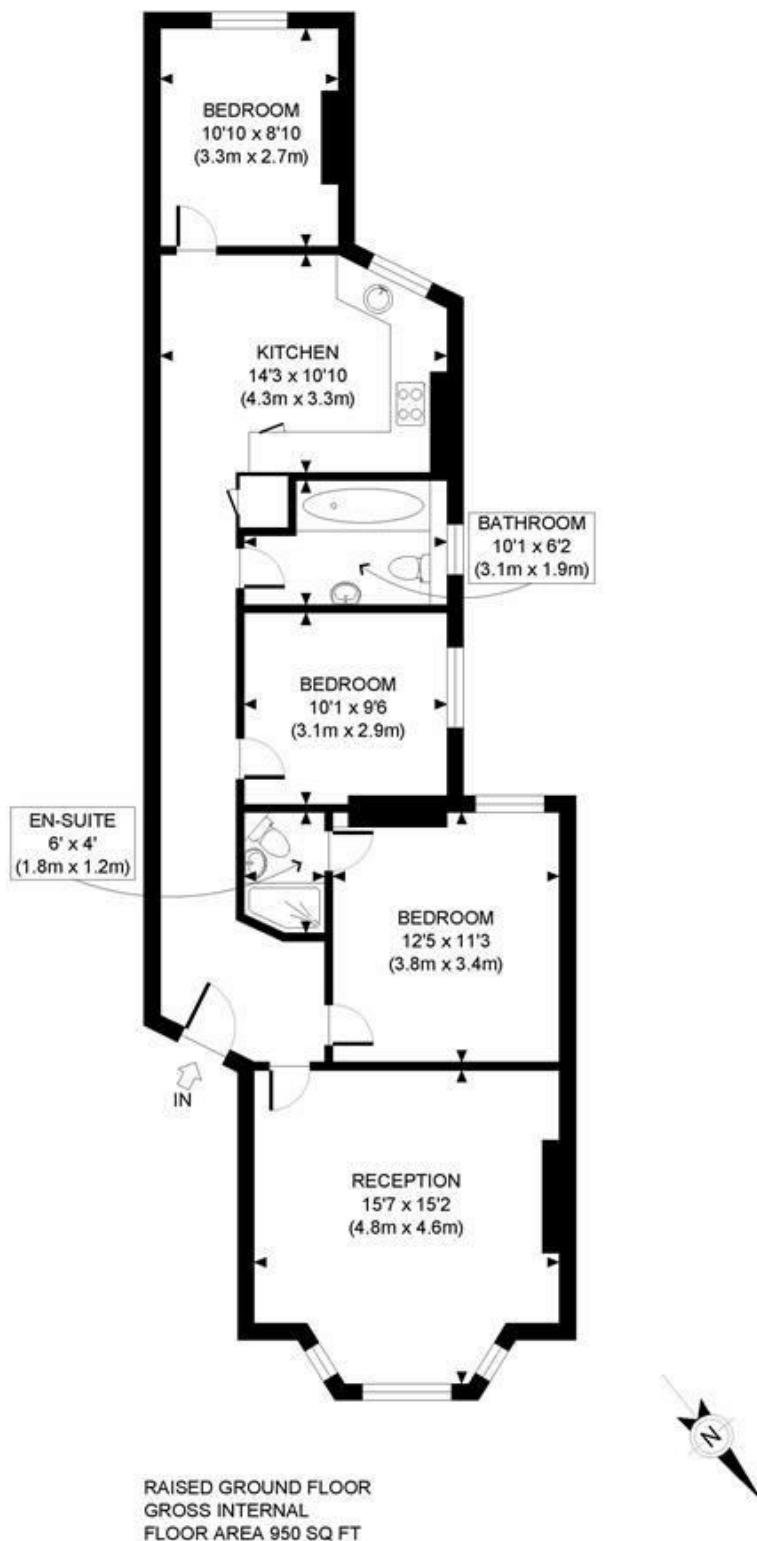


Exterior



Energy Efficiency Rating		
	Current	Potential
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		
	74	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	



APPROX. GROSS INTERNAL FLOOR AREA: 950 SQ FT/ 88 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) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)