



**Wymering Mansions, Maida Vale W9**

**£810,000**

This bright and airy two double bedroom ( formerly three bedroom ) top floor mansion flat is located in the heart of Maida Vale, The property comprises of two double bedrooms, a bright and spacious reception room with feature fireplace, wood flooring, a fully fitted kitchen open to dining space, modern tiled bathroom the apartment also has many lovely period features. Wymering Mansions has well manicured communal gardens and daytime caretaker.

This apartment is moments from the open spaces of Paddington Recreation Ground and within easy walking distance of both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) and Paddington main line station including Cross rail. The property is council tax band E and has a Share of Freehold with leasehold with 968 years lease unexpired. Service Charges are £4,435.52pa. SOLE AGENTS.

# Wymering Mansions, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1

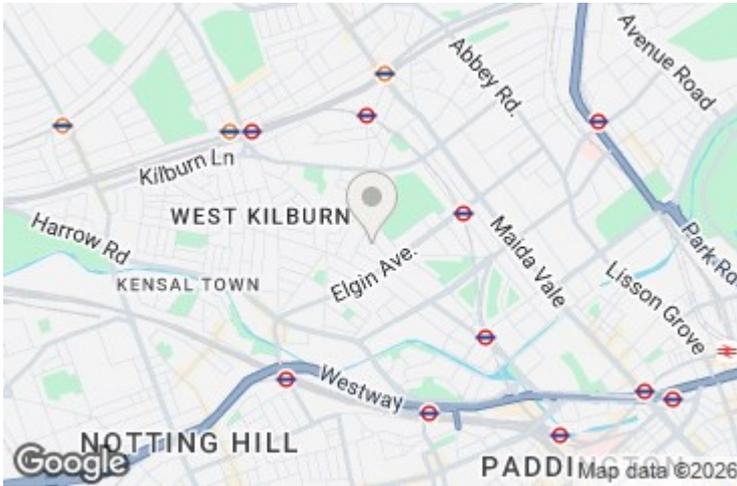


Exterior



# Wymering Mansions, Maida Vale W9

## Communal gardens



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>		
(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		
	47	70
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		
EU Directive 2002/91/EC		



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 827 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 827 SQ FT/ 77 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.

### 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](http://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) = 3.29'(feet)