



Castellain Road, Maida Vale W9

£695,000

Located in the heart of Little Venice is this fantastic bright and airy larger than average one bedroom flat with views of and access to the highly sought after Formosa Communal Garden. The property is set on the raised ground floor moments from Warwick Avenue Station (Bakerloo line) and comprises a spacious double bedroom offering fantastic built in storage and beautiful views of the Formosa communal gardens, a spacious reception room with high ceilings and open plan fitted kitchen and modern bathroom. The property further benefits from many original features including high ceilings, a feature fireplace and fantastic built in storage. There are an array of shops, restaurants and cafes at both Formosa Street and Clifton Gardens together with transport links at Warwick Avenue underground (Bakerloo Line) and Paddington mainline station including the Elizabeth Line and Heathrow express. Service Charges £2,129.45. Share of Freehold with 955 years lease unexpired, Council Tax Band E.

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Reception



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		
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	

kitchen



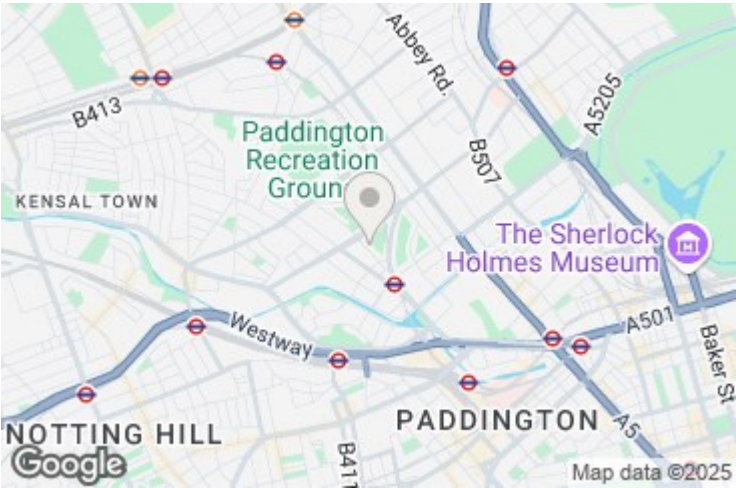
Bedroom

Bathroom

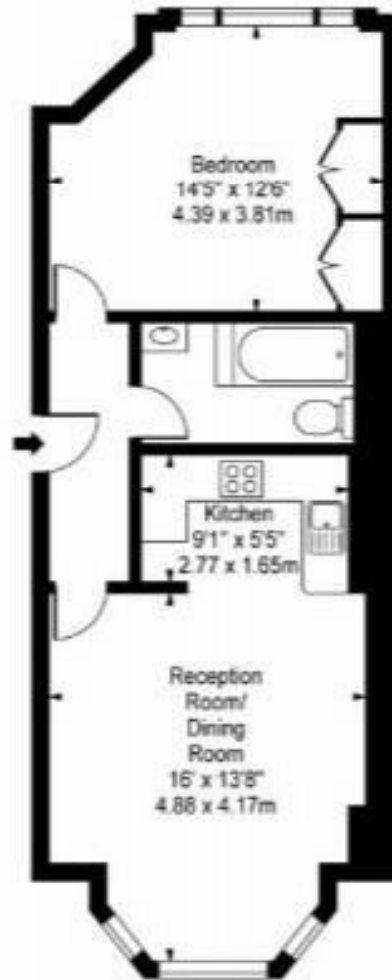
Bedroom (view)

Communal garden

Exterior



Castellain Road, W9



Raised Ground Floor

Approx Gross Internal Area 527 Sq Ft - 49.02 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.15245

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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)

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