



Essendine Mansions, Essendine Road W9

£795,000

A beautifully appointed and bright two double bedroom apartment situated on the raised ground floor of this popular mansion block located in a quiet residential turning moments from the open spaces of Paddington Recreation Ground. The apartment boasts a bright 'south aspect' reception room with wood flooring, feature fireplace and bay window open to a modern fully fitted kitchen with dining space, master bedroom over-looking communal gardens, second double bedroom, modern family bathroom / shower-room and Sash double Glazing throughout. Essendine Mansions is conveniently located close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as Paddington Station (Bakerloo Line, Circle Line, District Line, Hammersmith & City Line and Elizabeth Line). The flat further benefits from the use of a basement storage room and has a Share Of Freehold with unexpired lease of 968 years, Council Tax Band D, Service charge £6,833pa **SOLE AGENT.**

Essendine Mansions, Essendine Road W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1



Exterior

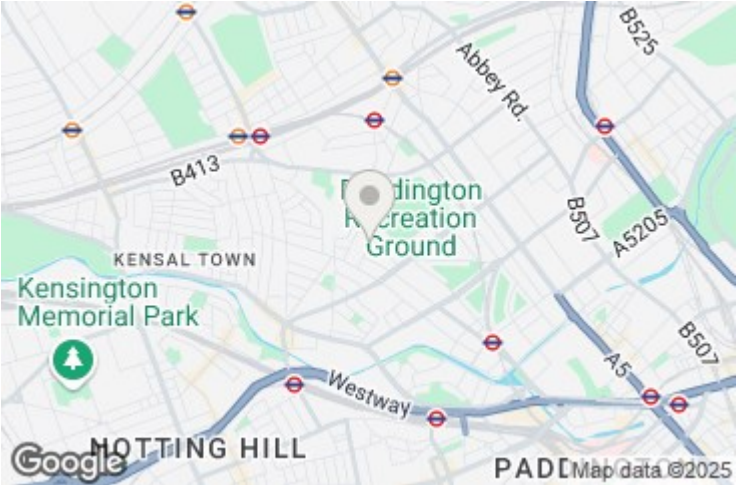


Essendine Mansions, Essendine Road W9

Reception open to kitchen



Dining space



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		
	61	78
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	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 875 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 875 SQ FT/ 81 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

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)

comptonreeback.co.uk