



Wymering Mansions, Maida Vale, W9

£825,000

A stunning rare 2 bedroom, 2 bathroom apartment in this popular period mansion building with direct access to beautiful communal gardens. The apartment has been redesigned to offer flexible accommodation with a modern fitted kitchen opening to a lovely reception room with built-in storage, high ceilings and bay window, Main double bedroom, separate contemporary bathroom, Second double bedroom (currently arranged as sitting room) with door leading to communal gardens also with En-suite shower room with W/C. The apartment also has wood flooring throughout and Share of Freehold with 984 year lease. Elgin Mansions is ideally located close to Maida Vale Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. Council Tax Band E, Service Charges £5,200pa SOLE AGENT.

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Reception room



Bedroom 2



Open plan kitchen



En-Suite shower room



Bedroom 1



Bathroom

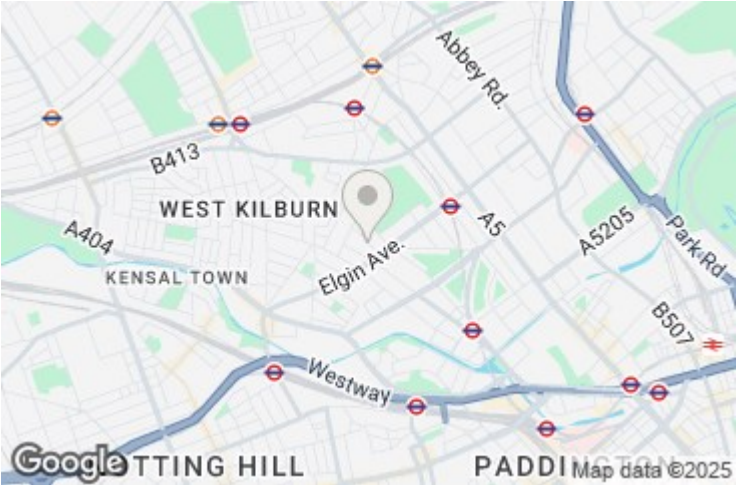


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Communal gardens

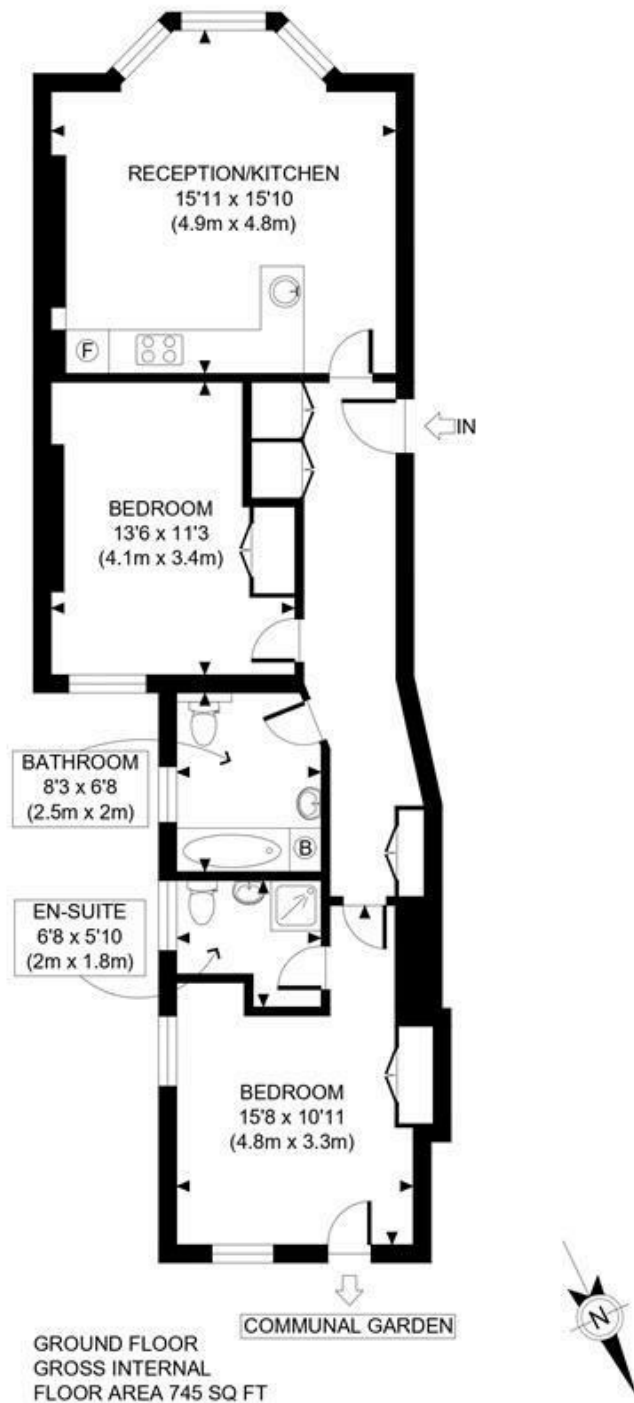


Exterior



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		
	69	77
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: 745 SQ FT/ 69 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

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

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