



Castellain Mansions, Castellain Mansions W9

£1,025,000

We are pleased to offer this beautifully presented two bedroom ground floor mansion apartment benefiting from direct access to manicured landscaped communal gardens, situated in the ever popular Castellain Mansions. The apartment further benefits from larger than average reception room with feature fireplace and wood flooring and a spacious eat-in kitchen which leads directly onto communal gardens. Ideally located between Elgin Avenue and Sutherland Avenue the apartment is within easy reach of the shops and cafes of Castellain Road and Lauderdale Parade as well as being positioned between Warwick Avenue and Maida Vale Underground Stations (both on the Bakerloo Line). Share Of Freehold with unexpired lease of 996 years, Council Tax Band E, SOLE AGENT.

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Reception



Bathroom



Kitchen



Communal gardens



Bedroom 1

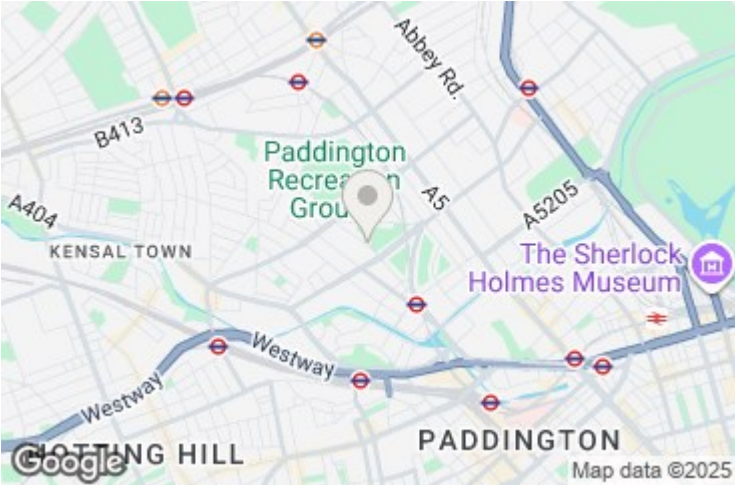


Exterior



Bedroom 2

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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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 886 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 886 SQ FT / 82 SQM

Ref:

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

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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) = 3.28' (feet)

comptonreeback.co.uk