



## Elgin Mansions, Maida Vale, W9

**£1,250,000**

Compton Reeback are delighted to offer this beautifully presented, recently refurbished second floor three bedroom apartment in this popular Mansion Block. The flat has been immaculately renovated with thought to further provide, spacious reception room with bay window and fireplace, dining room area open to contemporary fitted kitchen with small balcony, bathroom with shower plus additional shower room with W/C, bedroom two has access to a south aspect balcony. The apartment also has wood flooring, wonderful high ceilings, Built-in wardrobes, period features throughout and use of well kept communal gardens. 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. Share of Freehold with 954 year lease. Service charges £3000 pa. Ground rent N/A, Council tax band F. SOLE AGENT.



# Elgin Mansions, Maida Vale, W9

Reception



Bedroom 1



Dining Room



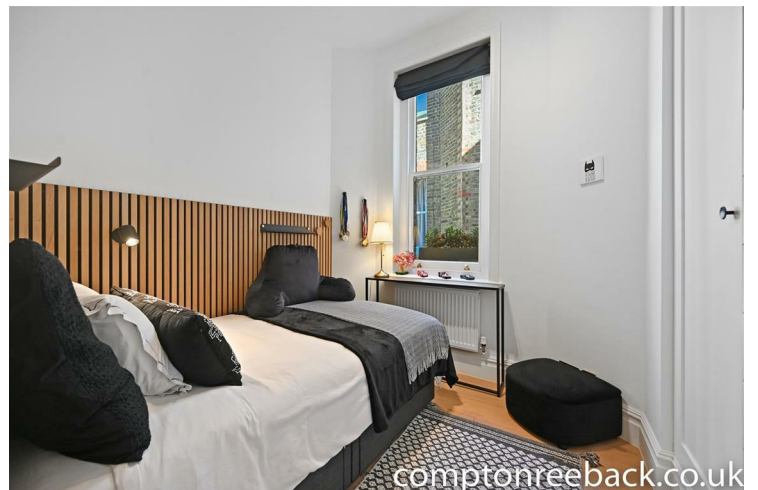
Bedroom 2



Kitchen



Bedroom 3





Elgin Mansions, Maida Vale, W9

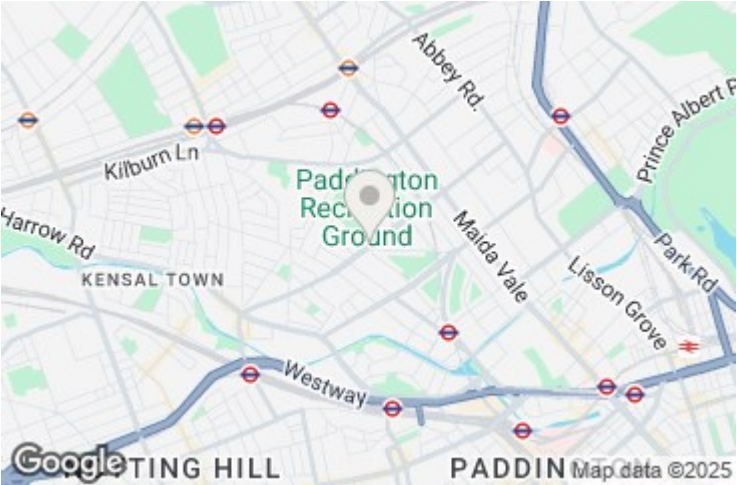
Bathroom



Shower room

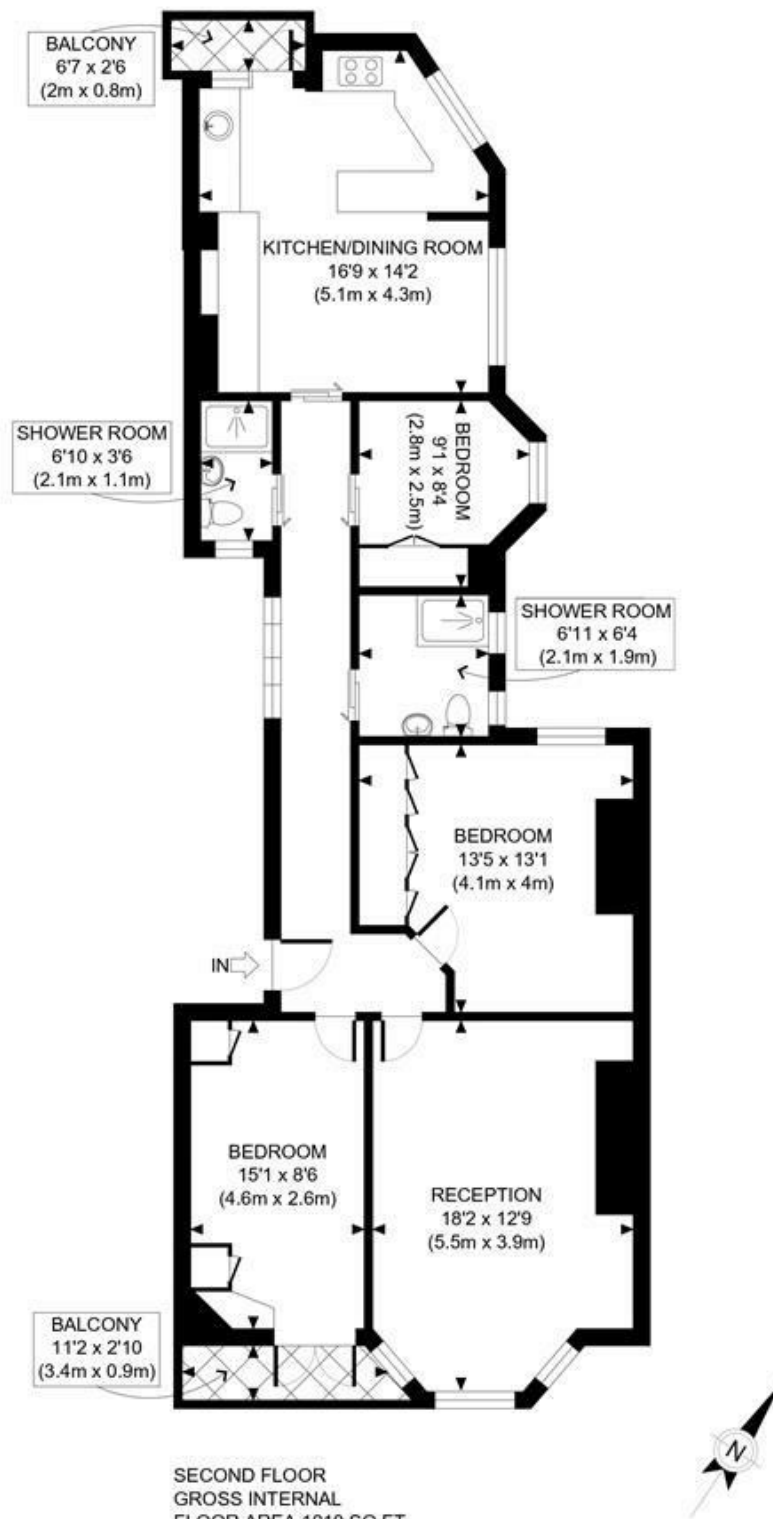


Exterior



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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 1010 SQ FT/ 94 SQM

## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

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)