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Southwold Mansions, Maida Vale, W9

Asking Price £735,000

A stunning one (formerly two) bedroom apartment situated on the raised ground floor of this popular Mansion block in a quiet turning off Elgin Avenue. The property comprises a charming South West aspect reception room with built-in bespoke carpentry and shelving and a feature fireplace, modern high quality 'open plan' kitchen with generous dining area, sleek tiled shower room with underfloor heating and beautiful double bedroom with extensive fitted wardrobes. The apartment enjoys sound - proofed wood flooring, spotlights throughout and use of a well-kept landscaped communal garden. Located on Widley Road it is conveniently located for the shops and cafes of Castellain Road and Lauderdale Parade, and the popular open spaces of Paddington Recreation Ground and is a short walk to Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line). Share of Freehold with lease of 900+ years unexpired, Service charge £4500 pa, Ground Rent N/A, Council Tax Band D. Sole Agent.

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Reception room



Bedroom



Kitchen



Bathroom



Dining room



Hallway

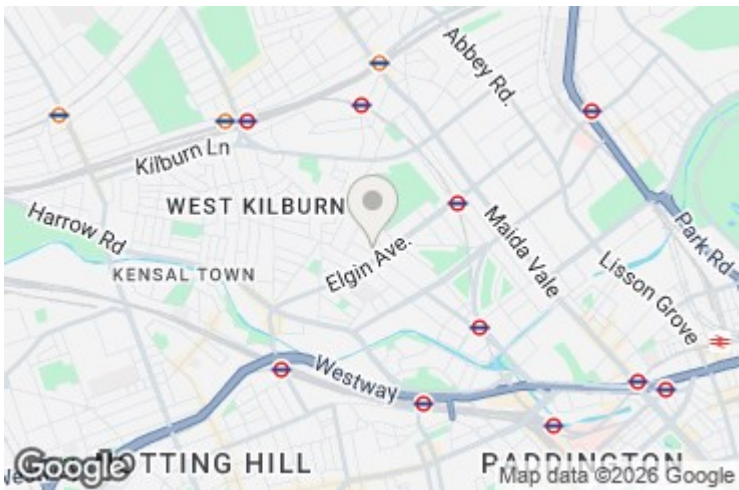


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Exterior



Communal gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 699 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 699 SQ FT/ 65 SQM

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.

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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)

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