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### Castellain Mansions, Maida Vale W9

£1,050,000

Located in the heart of Maida Vale is this top floor three bedroom flat set in one of Maida Vale's premier mansion blocks. This spacious apartment comprises three double bedrooms, fitted family bathroom, fantastic size fully fitted modern eat-in kitchen, lovely and bright reception room with feature fireplace high ceilings. The property also has modern decor mixed with period features and access to the well-manicured communal gardens with bicycle storage. Castellain Mansions is located on Castellain Road and is a short walk to Maida Vale / Warwick Avenue Underground Stations (Bakerloo Line), the green open spaces of Paddington recreation ground as well as the shops and cafes of Little Venice. The property is offered with no chain, vacant possession. Council tax Band F. Share of Freehold with Lease 989 years unexpired. SOLE AGENTS.

# Castellain Mansions, Maida Vale W9

Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bathroom

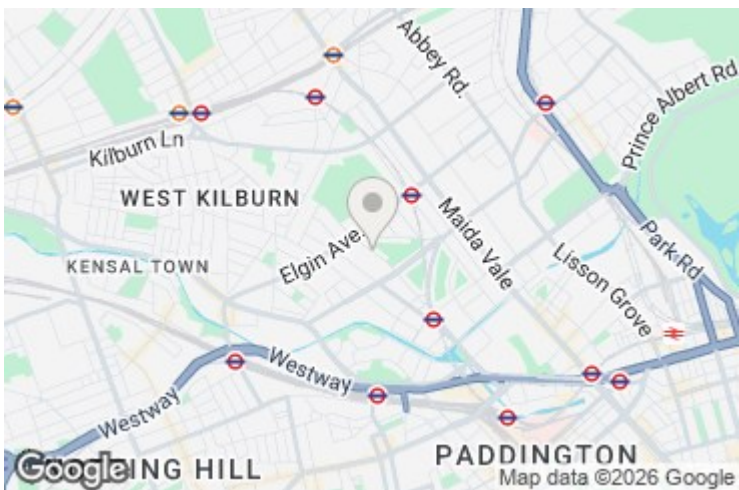


# Castellain Mansions, Maida Vale W9

## Communal gardens

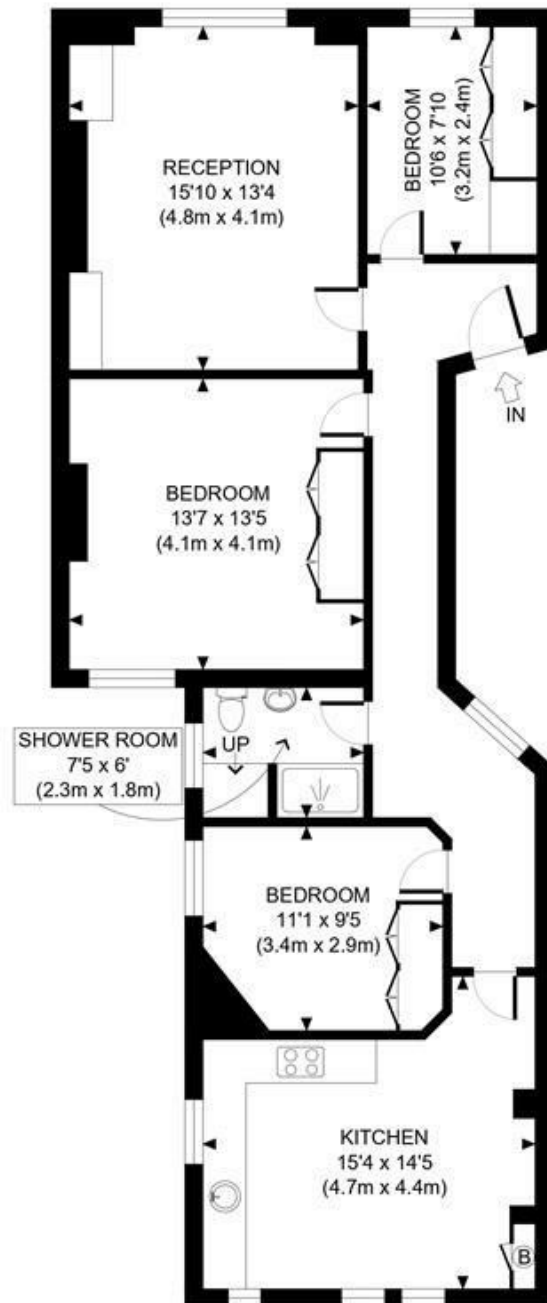


## Exterior



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			
		66	79
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 998 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 998 SQ FT/ 93 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

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Directors: Brian Compton & Julian Reeback

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