



Castellain Mansions, Maida Vale, W9

£1,050,000

A unique and stunning three bedroom, two bathroom, double reception room apartment, situated on the second floor of this popular mansion block ideally situated on the communal garden side of Castellain Road. The apartment boasts double reception with balcony and adjoining open plan fitted kitchen, master bedroom with ensuite shower room overlooking communal gardens, second bedroom with built-in wardrobes, third bedroom / study, modern family bathroom, use of the well landscaped communal gardens and Share of Freehold with 993 years lease. Castellain Mansions is ideally located close to Warwick Avenue 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 F, Service Charges £4600pa SOLE AGENT.

Castellain Mansions, Maida Vale, W9

Reception Room



Bedroom 1



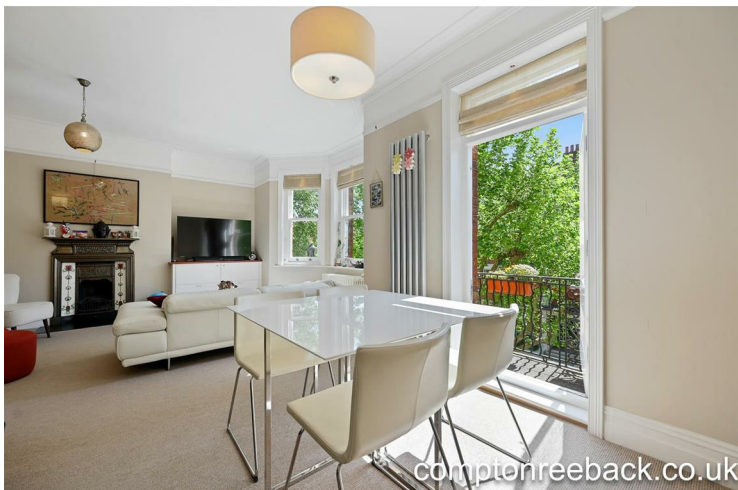
Kitchen



En-suite shower room



Dining space



Bedroom 2



Castellain Mansions, Maida Vale, W9

Bedroom 3



Communal gardens



Family bathroom



Balcony



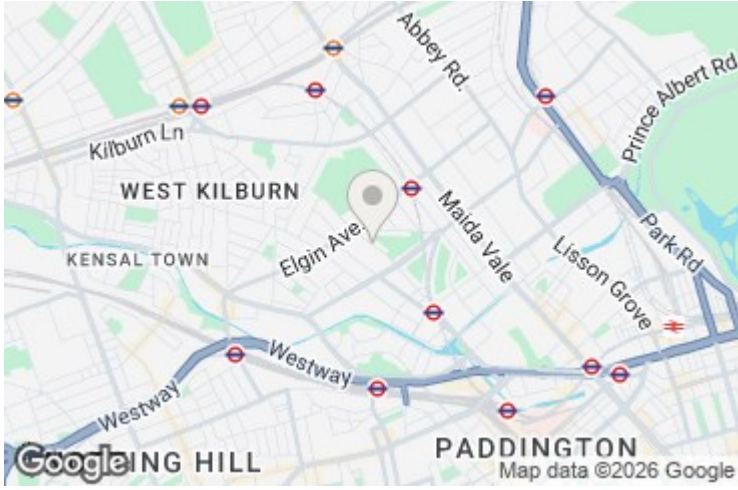
Exterior



Garden storage area

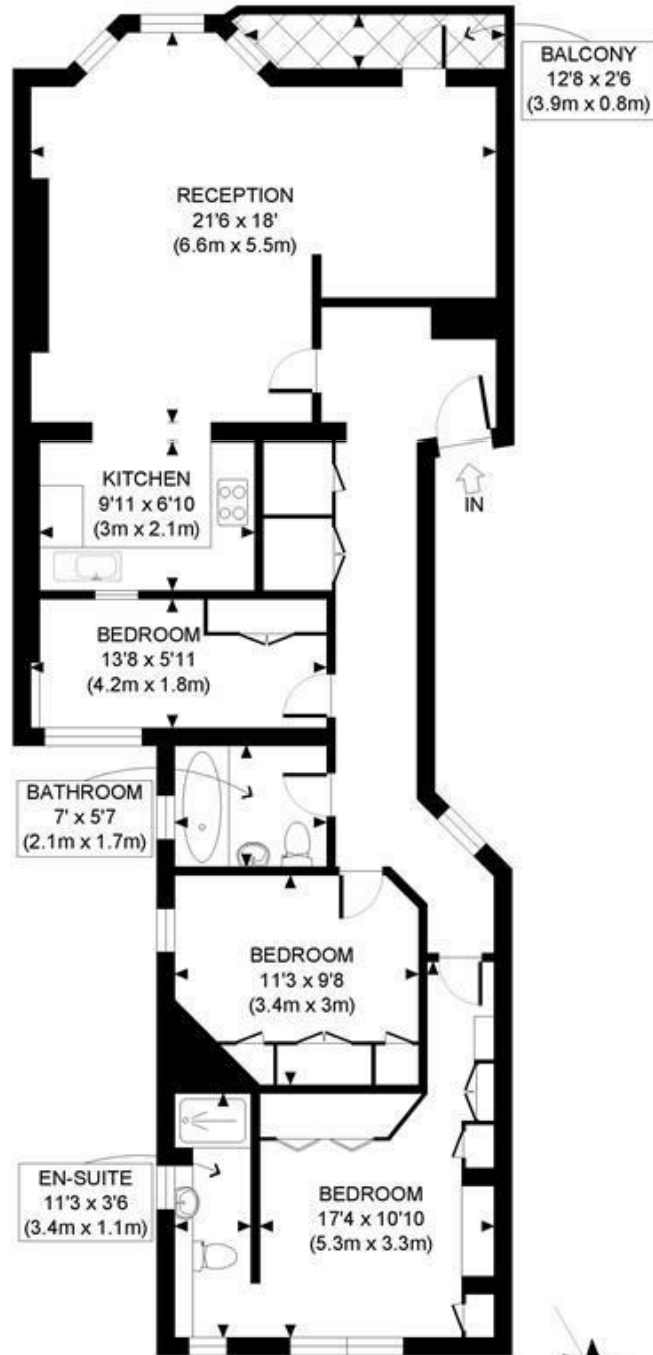


Castellain Mansions, Maida Vale, W9



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			
		75	84
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		



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 1033 SQ FT/ 96 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.

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

MAIDA VALE

75 Castellain Road
 Maida Vale
 London W9 1EU
 T 020 7266 5000
 F 020 7266 1119
 E w9@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)

comptonreeback.co.uk