



Wymering Mansions, Wymering Road, W9

£975,000

A larger than average (1,034 sq ft) apartment situated on the top floor of this highly well maintained popular mansion block ideally located just off Elgin Avenue. The apartment boasts bright aspect reception with feature fireplace and access to a balcony, dual aspect kitchen with dining area, master bedroom leading to dressing room area which in turn leads to a spacious en-suite bathroom suite, second double bedroom, family bathroom and wonderful communal gardens. Wymering Mansions is conveniently positioned close to Paddington Recreation sports Ground and local shops and cafes in and around Maida Vale and Little Venice with the nearest transport links being found at Warwick Avenue and Maida Vale Underground station (Bakerloo Line) and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £5,500 per annum Share of Freehold with lease unexpired at 967 years. **SOLE AGENT.**

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Reception room



Bedroom 1



kitchen



En-Suite Bathroom



Dining space

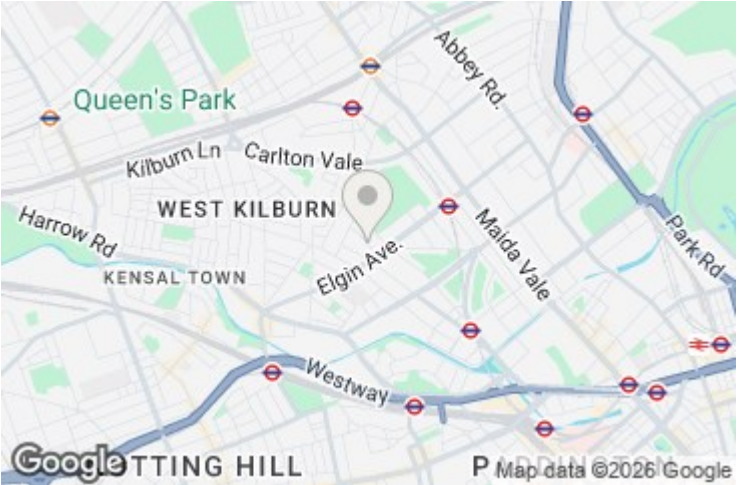


Bedroom 2



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Balcony



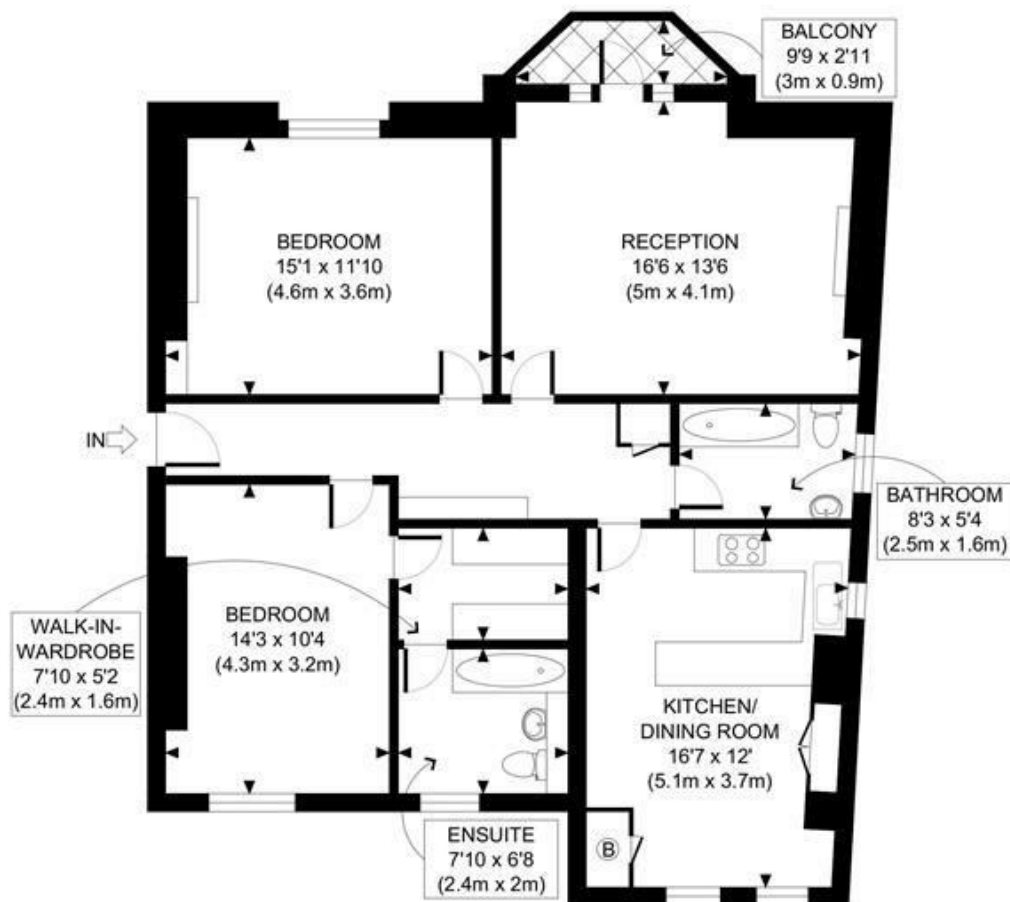
Exterior



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Family bathroom





FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1034 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1034 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
ONE STOP SHOP FOR PROPERTY IMAGING

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

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

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