



23 ABINGER MEWS,  
LONDON, W9  
Asking Price £1,295,000 Freehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

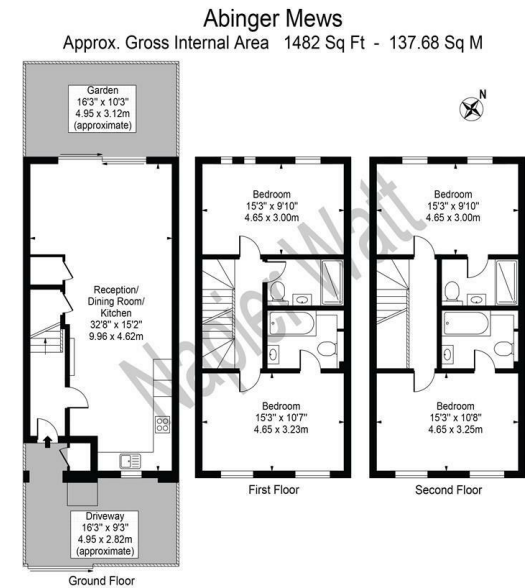
## Description

A well presented family house in an electronically gated Mews, comprising of 4 double bedrooms (one of which could alternatively be used as a large studio/study), 3 with ensuite bathrooms and a further guest bathroom.

The property boasts a large open plan walnut floor reception room with a patio, parking for one car and

an extremely large attic with more than ample storage space.

Local amenities include easy access to Maida Vale underground station and lies within close reach of the open spaces of Tamplin Mews Gardens and Paddington Recreation Ground. There are plenty of excellent local schools, both private and state run.



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

Freehold  
Service Charge For Private Mews £60 pm

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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