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## Wymering Mansions, Maida Vale, W9

£900,000

A beautifully presented three double bedroom apartment situated on the second floor of this popular red brick mansion block ideally located just off Elgin Avenue. The apartment is arranged to provide a beautifully spacious reception room with modern open plan kitchen and dining area, Master bedroom with bay window, window shutters and feature fireplace, Bedroom two with built-in wardrobes, Bedroom 3 with access to Balcony, Modern shower room and W/C. the apartment further benefits from double glazing, period features such as high ceilings and cornicing and a wonderful communal garden. 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 £5,111 per annum, Share of Freehold the term is 999 years starting 1st January 1993 therefore 966 unexpired. SOLE AGENT.

# Wymering Mansions, Maida Vale, W9

Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1

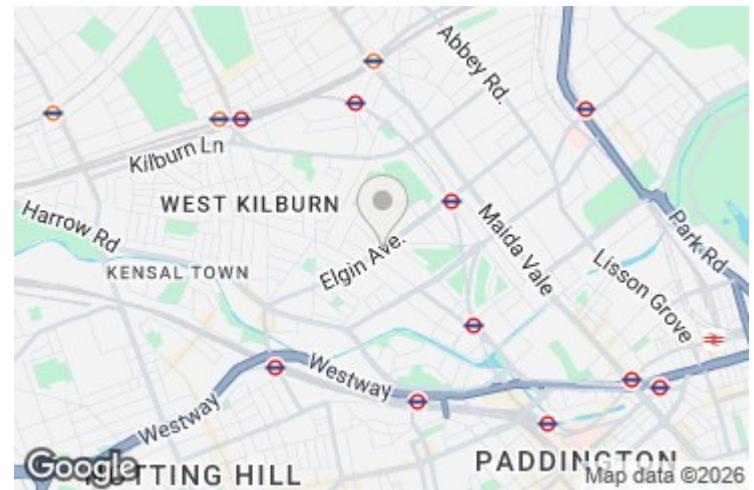


Shower room



# Wymering Mansions, Maida Vale, W9

## Balcony



## Exterior

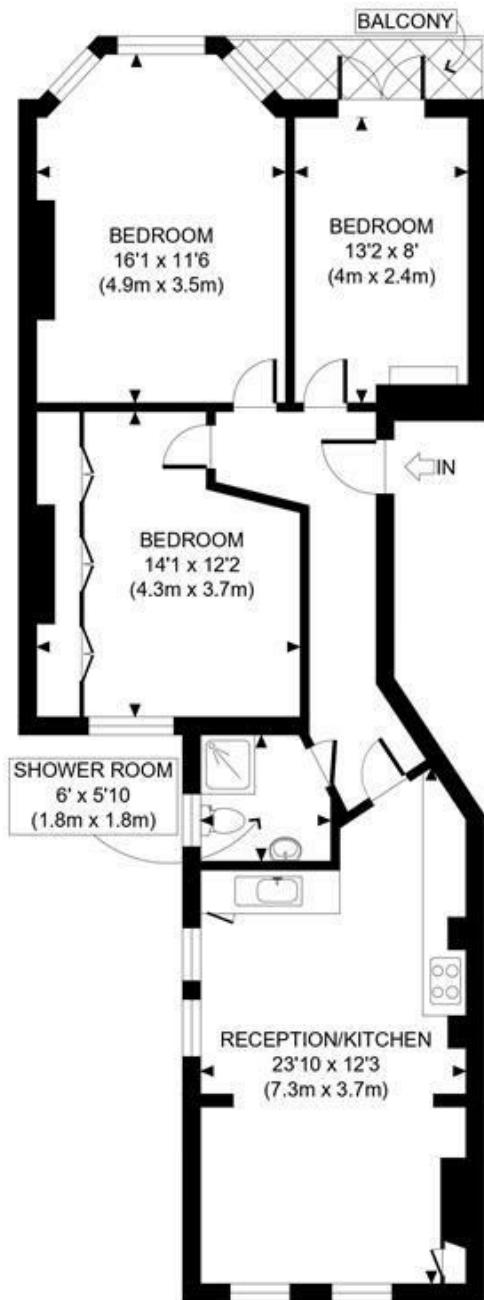


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

## Garden





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 826 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 826 SQ FT/ 77 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 Reebek, Limited Registration Number: 6880098

Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reebek

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