



Wymering Mansions, Maida Vale W9

£770,000

This bright and airy three bedroom top floor mansion flat which is located in the heart of Maida Vale that will require some updating. The property comprises of three bedrooms, a bright and spacious reception room with feature fireplace and doors to balcony, fully fitted kitchen with dining space, modern tiled bathroom the apartment also has high ceilings and lovely period features. Wymering Mansions has beautiful street lighting, extensive parking space and charge points for electric vehicles, and well manicured communal gardens and daytime caretaker. This apartment is moments from the open spaces of Paddington Recreation Ground and within easy walking distance of both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) and Paddington main line station including Cross rail / Elizabeth line. The property is council tax band E and has a Share of Freehold with 960 years lease unexpired. Service charges £6,000 per annum. SOLE AGENTS.

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Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Bathroom

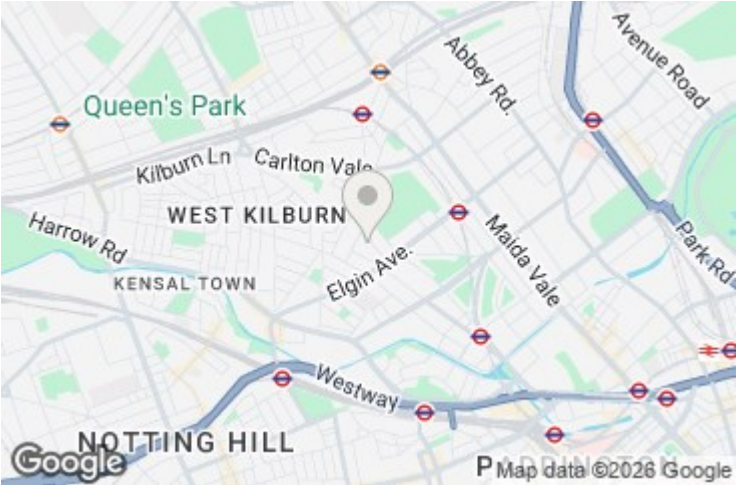


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Balcony

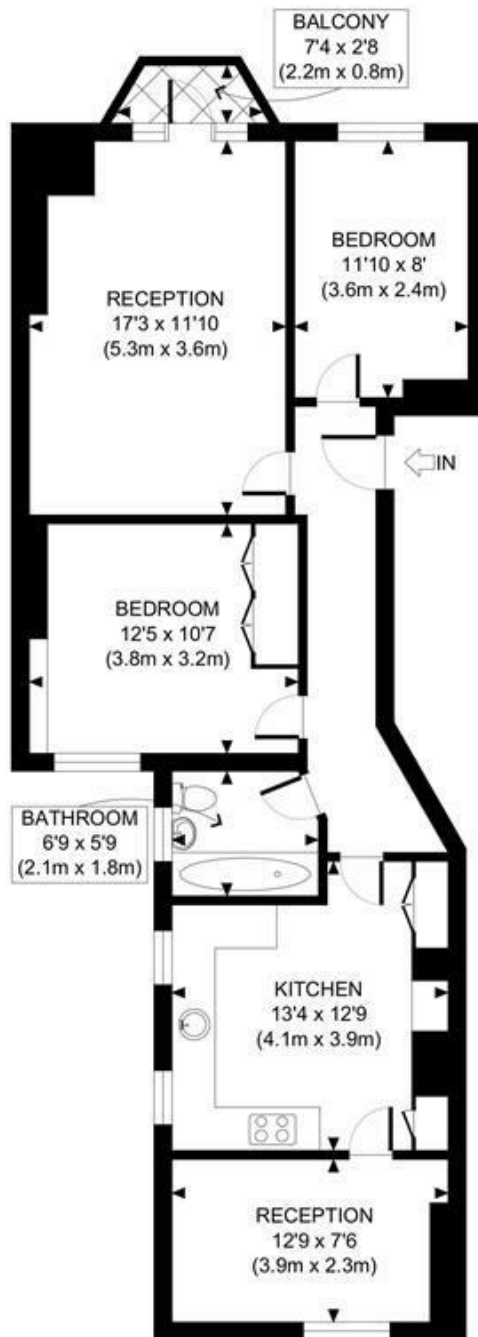


Exterior



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		
	54	65
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 	



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 831 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 831 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.

PROPERTY PHOTO PLANS COOL
HOLD STOP SHOP FOR PROPERTY MARKETING

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