



## Castellain Mansions, Maida Vale W9

**£875,000**

An absolutely stunning two bedroom apartment situated on the ground floor of this popular mansion block along the ever-popular Castellain Road. This well appointed apartment boasts a larger than average reception room with bay window, two double bedrooms, family bathroom and a fully fitted dual aspect kitchen with dining space. The property 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 underground station ( Bakerloo Line ) approximately a 2 minute walk away and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £5,188,80 per annum, Share of freehold with unexpired lease at 953 years.

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## Reception Room



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## Bedroom 2



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## Kitchen



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## Bathroom



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## Bedroom 1



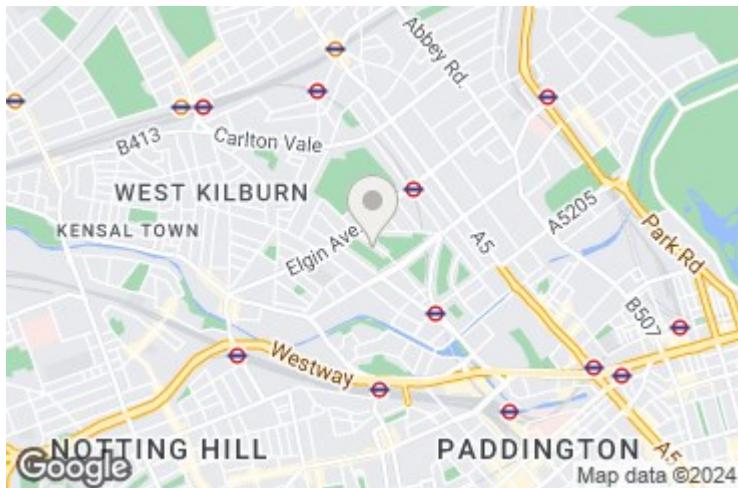
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## Exterior



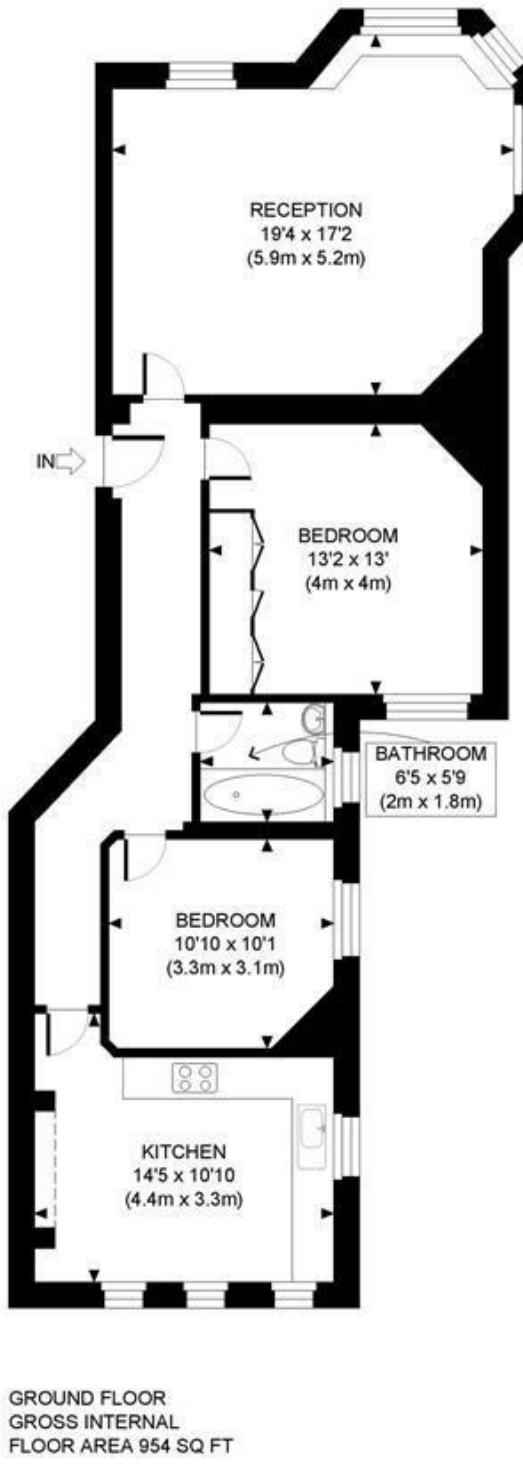
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not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



APPROX. GROSS INTERNAL FLOOR AREA: 954 SQ FT/ 89 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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 Reebæk, Limited Registration Number: 6880098

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

Directors: Brian Compton & Julian Reebæk

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) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)