



Wymering Road, London W9

Asking Price £895,000

Compton Reeback are pleased to offer this Two bedroom (formerly three bedroom), Two bathroom first floor apartment situated in this popular red brick mansion block ideally located just off Elgin Avenue. The flat boasts double reception, wood flooring and balcony, master bedroom with en-suite shower room and built in wardrobes, second bedroom, kitchen and family bathroom. Wymering Mansions is ideally located close to the open spaces of Paddington Recreation Ground, the shops and restaurants of Castellain Road and Lauderdale Parade 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. Share Of Freehold. SOLE AGENTS.

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Reception room

Kitchen



en-suite



Bedroom 1



Bathroom



Bedroom 2

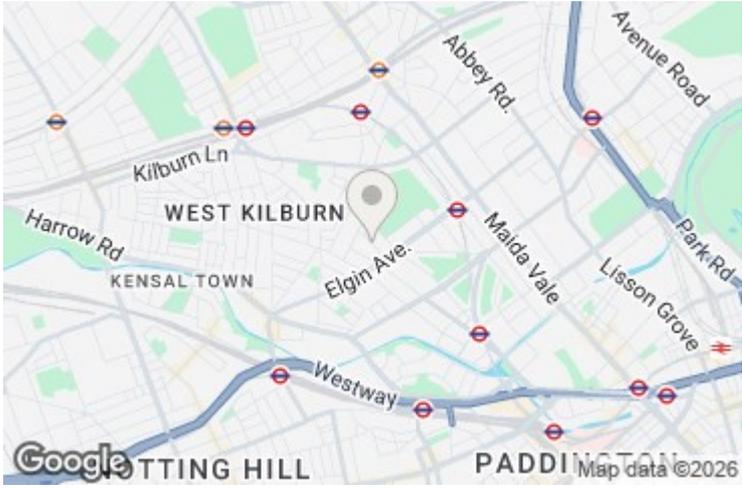


Balcony



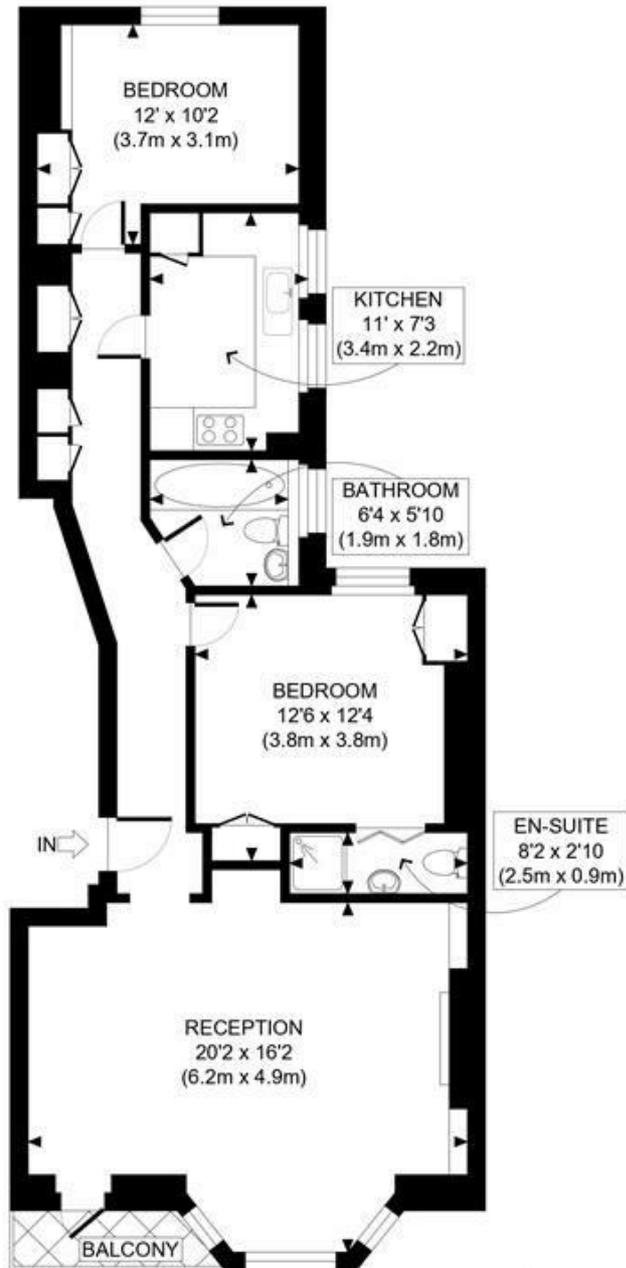
Exterior

Wymering Road, London W9



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			
		70	80
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	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 823 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 823 SQ FT/ 76 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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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) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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