



Abinger Mews, Maida Hill, London, W9

OIEO £1,250,000 *Freehold*

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An opportunity to purchase a well-proportioned three bedroom (approximately 1324 sq. ft.) freehold, three storey mews house offered in good decorative order. The house forms part of a sought after gated cobbled mews, with off street parking. The house is ready for immediate occupation and, has been designed to create well-proportioned accommodation, with a large utility area on the ground floor, a guest cloakroom, a fully fitted kitchen/breakfast room, with double doors opening onto a private patio garden, stairs leading up to the first floor with a grand open reception area offering a wealth of natural light, stairs leading to the second floor with a principal bedroom with an en suite shower room, two further bedrooms and a separate bathroom suite. Abinger Mews is a secluded gated Mews located in the heart of this fashionable area, situated close to all the locale amenities including Westbourne Park Station (Circle & Hammersmith & City line) approximately 0.5 miles, the boutique shops, cafes on Salusbury Road approximately 0.7 miles and in between Queens Park and Paddington recreation Ground. The famous Portobello Road market is only 0.8 miles away.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Three Bedrooms
- Reception Room
- Fully Fitted Kitchen/Breakfast Room
- Private Patio
- Principal Bedroom
- En-suite Shower Room
- Bathroom Suite
- Utility Area
- Three Stories
- Freehold



MATERIAL INFO

Tenure: Freehold

Service Charge: £600 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: C





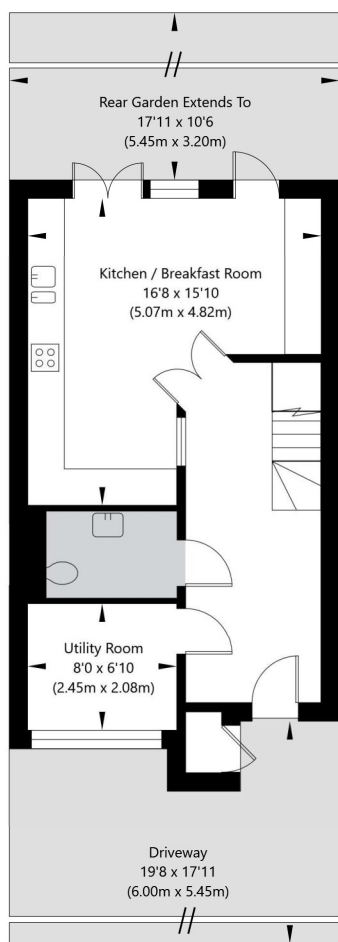
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

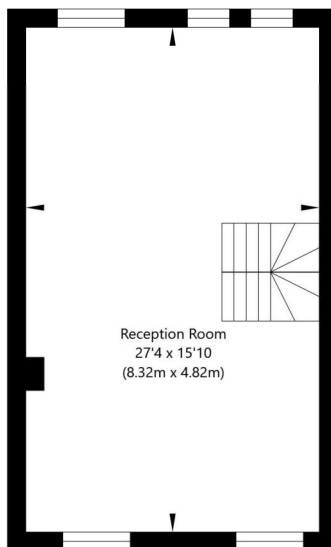


<https://www.winkworth.co.uk/sale/property/SJD260174>

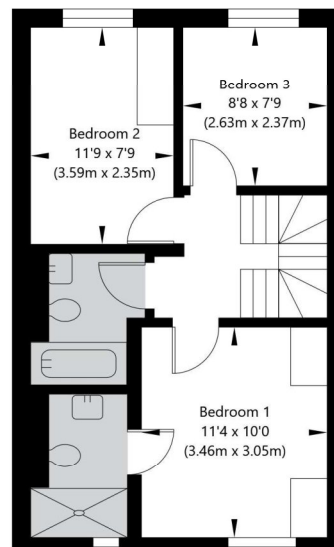
Abinger Mews, Maida Hill, London W9 3SP



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.87 SQ M / 451 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.1 SQ M / 432 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.96 SQ M / 441 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 122.93 SQ M / 1324 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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