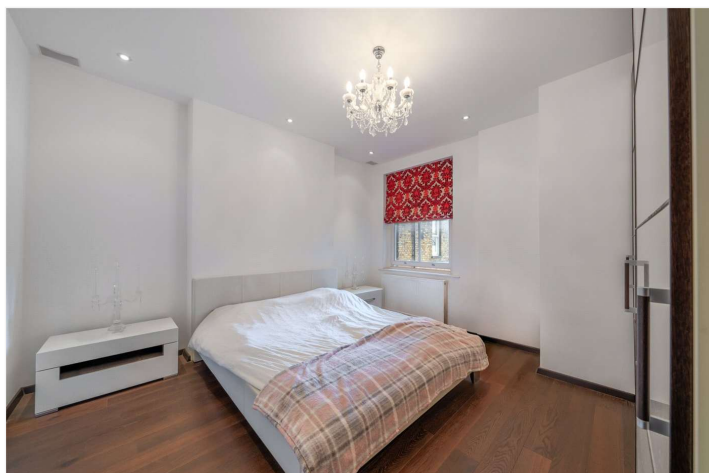




CASTELLAIN ROAD, W9 £1,000,000 SHARE OF FREEHOLD

A wonderful opportunity to purchase a bright first floor three-bedroom apartment in excellent condition forming part of this well-known, sought-after mansion block located in the heart of this desirable area. The apartment has been looked after by its current owners, and offers well-proportioned accommodation, with a grand reception area overlooking the quiet tree lined residential street of Castellain Road, full length sash windows offering a wealth of natural light, a large kitchen/breakfast room, a principal bedroom, two further bedrooms, a fully fitted bathroom suite and doors opening to a balcony. Castellain Road is situated close to all the local amenities offered by this fashionable area including, boutique shops, cafes, Paddington Recreation Ground (Approximately 0.2 Miles) with outstanding children's play area, tennis courts, running tracks, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line Approx. 0.4 Miles).

A Principal Bedroom | Two Further Bedrooms | Fully Fitted Bathroom Suite | Large Kitchen/Breakfast Room | Grand Reception Area | Full length Sash Windows | Balcony | Share Of Freehold

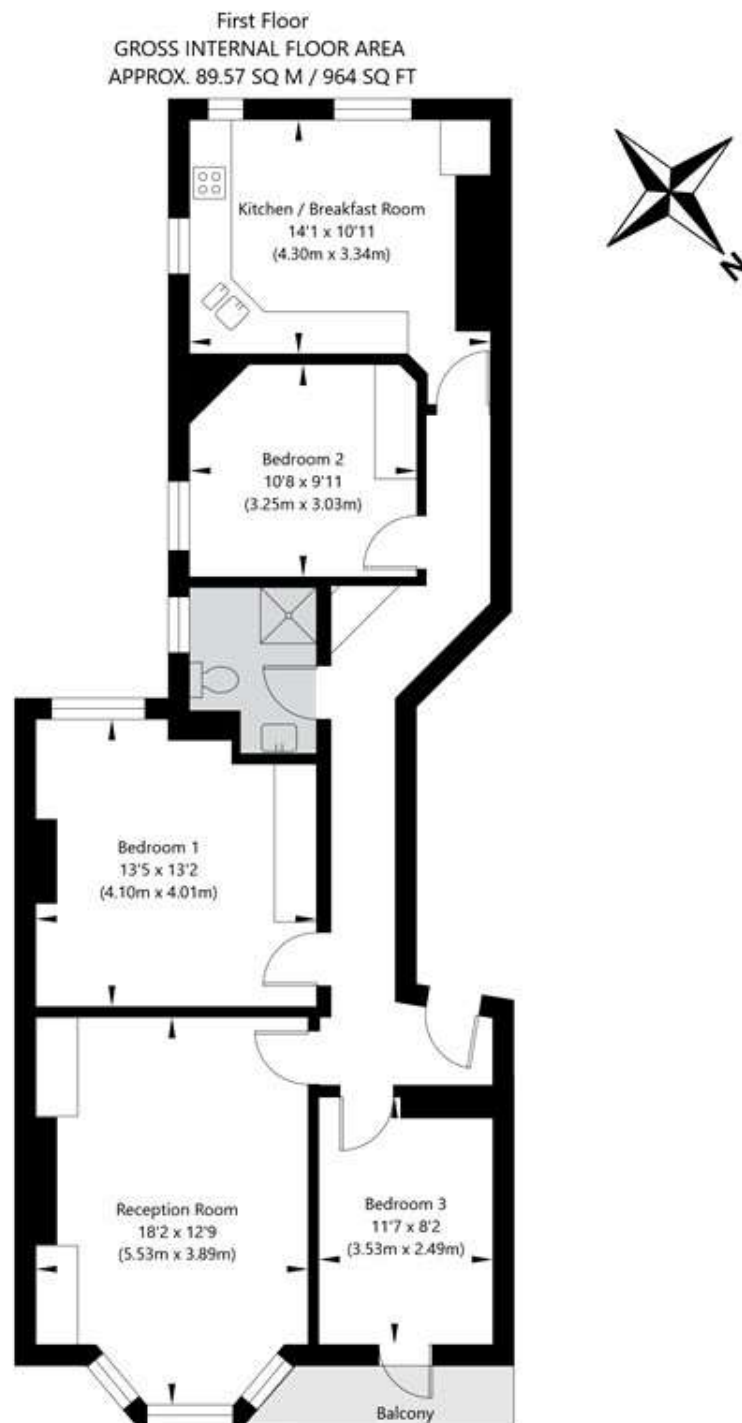
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Castellain Mansions, Castellain Road, London W9 1HB



APPROXIMATE GROSS INTERNAL FLOOR AREA 89.57 SQ M / 964 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 29/09/2976

Service Charge: £5248 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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