

## WYMERING MANSIONS, MAIDA VALE, LONDON, W9 £875,000 LEASEHOLD

Winkworth are pleased to offer this two-bedroom, ground-floor apartment offered in excellent condition with direct access to Wymering Mansion's beautifully maintained communal gardens. The apartment forms part of this well-known and highly sought-after mansion block located on a quiet, tree-lined residential road, close to Paddington Recreation Ground (0.2 miles) with outstanding children's play area, tennis courts and running tracks. The apartment offers well-proportioned accommodation with a charming reception room with high ceilings, full length sash windows, ornate fireplace, two bedrooms, bathroom suite and an attractive kitchen breakfast room with a door opening onto extensive communal gardens. Wymering Mansions is located in the heart of this fashionable area, close to all local amenities, including shops, cafes, and Maida Vale Underground Station (Bakerloo Line – 0.4 miles).

Two Bedrooms | Bathroom Suite | Reception Room | Attractive Kitchen Breakfast Room | Ornate Fireplace | Communal Gardens

**Winkworth**

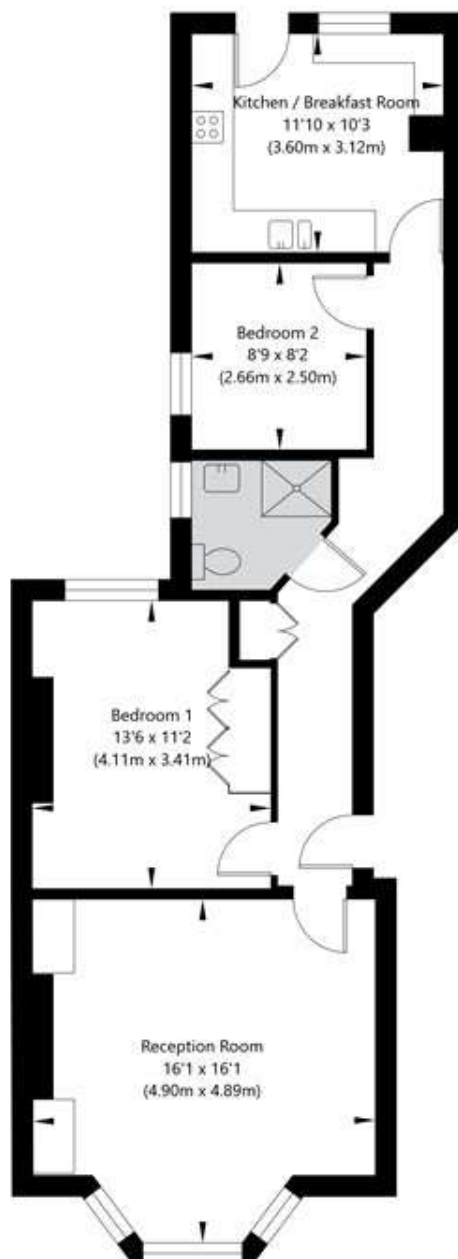
for every step...

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## Wymering Mansions, Wymering Road, London, W9 2NE

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 71.0 SQ M / 764 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.0 SQ M / 764 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 03/09/3024

**Service Charge:** £5189.06 per annum

**Ground Rent:** £0 Annually

**Council Tax Band:** E

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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