

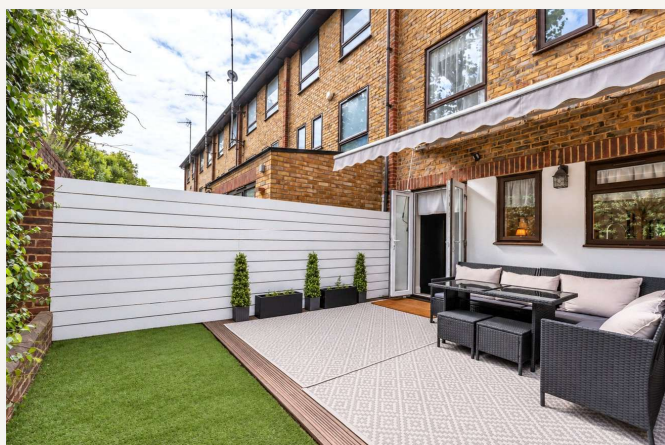
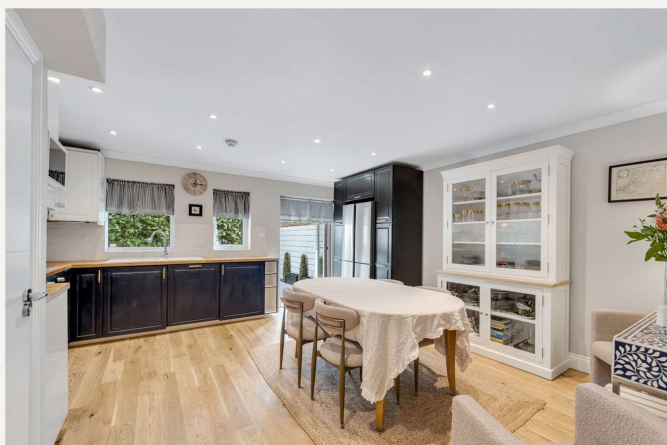


Abinger Mews, W9

£1,350,000 *Freehold*

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Winkworth are delighted to bring to the market this impressive four-bedroom family house, extending to approximately 1,489 sq. ft., presented in excellent condition throughout and quietly positioned within a gated mews in Maida Vale. This freehold home is arranged over three floors and benefits from off-street parking with EV charging. Upon entering, the ground floor opens into a spacious open plan kitchen and dining room, with the space enjoying an abundance of natural light. Double doors lead directly onto the west facing private garden, which benefits from a retractable sun shade, creating an ideal setting for outdoor dining and entertaining. The ground floor further comprises a guest cloakroom, well-proportioned utility room and a separate home office, providing a practical layout for modern family living. The first floor features an expansive reception room with two large windows overlooking the gated mews. This versatile space offers excellent flexibility, working equally well as a formal reception room, lounge or TV area. The first floor also benefits from a bedroom with en-suite facilities. The second floor boasts a generous principal bedroom with en-suite shower room, together with two further bedrooms and a family bathroom. All three bedrooms on the top floor benefit from air conditioning. Abinger Mews is ideally positioned close to a wide range of local amenities, independent shops and cafés. Westbourne Park Underground Station (Circle, Hammersmith & City) is approximately 0.5 miles away, while the boutique shops and cafés of Salusbury Road are approximately 0.7 miles away. The property is conveniently situated between Queen's Park and Paddington Recreation Ground, both offering excellent green and recreational spaces. The renowned Portobello Road Market is also approximately 0.8 miles away.



Winkworth Maida Vale

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Spacious Open Plan Kitchen/Dining Room
- Reception Room
- Westerly Facing Private Garden
- Guest Cloakroom
- Utility Room
- Separate Home Office
- Air Conditioning
- Off Street Parking with EV Charging
- Freehold

MATERIAL INFO

Tenure: Freehold

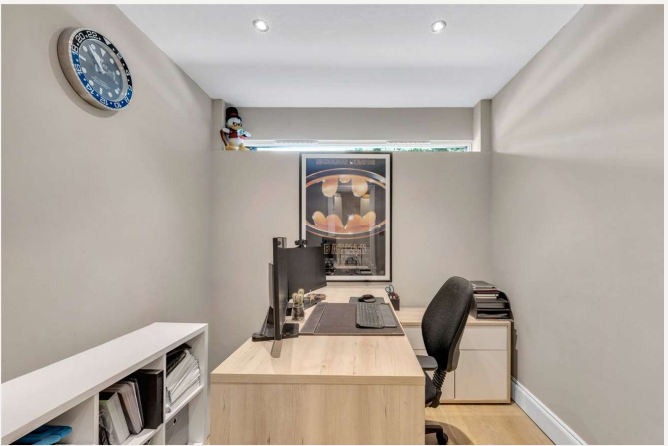
Lease Expiry Date:

Service Charge: £600 per annum (contribution towards the maintenance of the mews)

Council Tax Band: G

EPC rating: To be confirmed



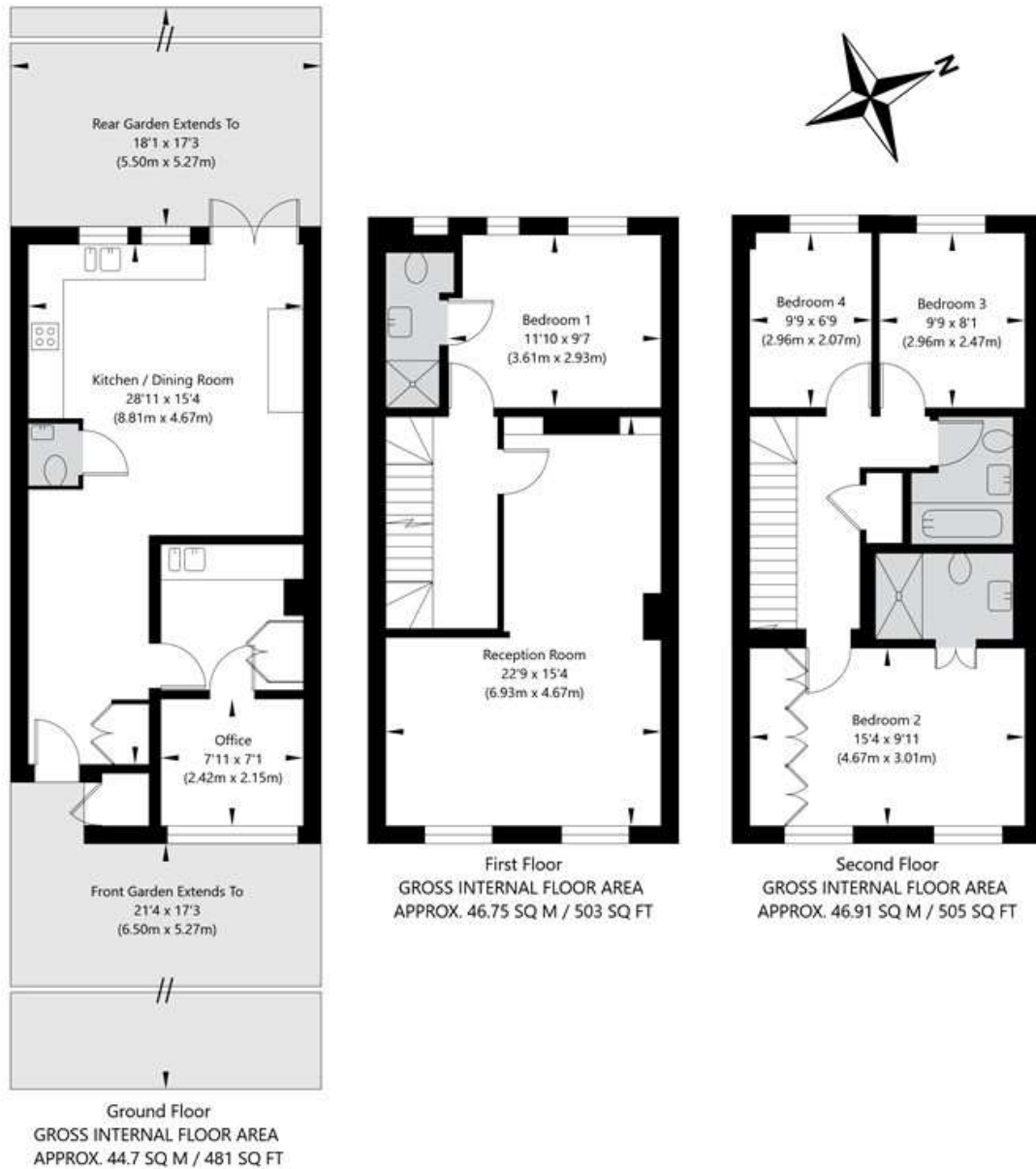


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV260085>

Abinger Mews, London, W9 3SP



APPROXIMATE GROSS INTERNAL FLOOR AREA 138.36 SQ M / 1489 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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