



**WYMERING MANSIONS, MAIDA
VALE, LONDON W9**

£750,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

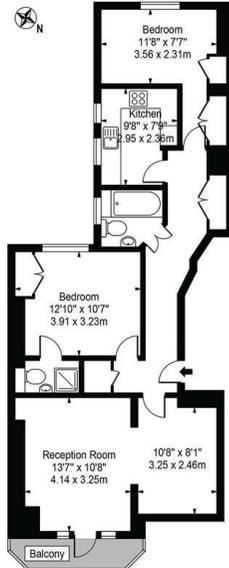
Residential / Commercial / Land & Development

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Wymering Mansions,
Wymering Road, Maida Vale, W9 2NF
Approx. Gross Internal Area 792 Sq Ft - 73.53 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Occupying the top floor of an attractive four-storey mansion block, this bright and spacious apartment offers well-proportioned accommodation throughout. The property features a generous reception room with access to a private balcony, a separate fitted kitchen, two bedrooms including a principal bedroom with en suite shower room, and a modern family bathroom.

Location

Wymering Mansions is ideally located in the heart of Maida Vale, one of London's most sought-after neighbourhoods, celebrated for its leafy avenues, elegant mansion blocks, and vibrant community atmosphere. Residents benefit from superb transport links with Maida Vale Underground Station just a short walk away, providing regular Bakerloo Line services into central London. Numerous bus routes also serve the area, offering convenient connections to surrounding districts and the West End.

The property enjoys close proximity to excellent local amenities, including independent cafes, delis, boutiques, and supermarkets along Elgin Avenue and Clifton Road. For leisure and relaxation, the expansive Paddington Recreation Ground is just minutes away, featuring parks, gym facilities, and sports amenities. The area is rich in dining options, from charming neighbourhood restaurants to popular gastropubs, and cultural venues such as the Canal Cafe Theatre and Everyman Cinema are within easy reach.

Outstanding green spaces, top local schools, and a well-connected transport network make Wymering Mansions an appealing choice for both professionals and families looking to enjoy Maida Vale's unique blend of tranquility and city convenience

Important info

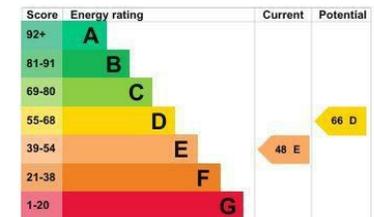
EPC Rating: E

Lease: 71 yrs remaining

Ground rent: £150 per annum

Service charge: £4,940 per annum

Council Tax: Westminster Council Band E



THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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