



## WYMERING MANSIONS, MAIDA VALE, LONDON, W9 £985,000 SHARE OF FREEHOLD

Winkworth is pleased to offer this two-bedroom, ground-floor apartment with direct access to Wymering Mansion's beautifully maintained communal gardens, accessible through a set of glass double doors. This 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). The apartment is in excellent condition throughout and benefits from a well-proportioned South-West facing reception room that opens onto a spacious kitchen featuring an island and space for a dining table. Off the hallway there are two modern bathrooms, along with a second bedroom and a primary bedroom, which enjoys a dual-aspect view over the 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 | Open Plan Kitchen Reception Room | Shower Room with WC | Direct Access to Communal Gardens | Share of Freehold

**Winkworth**

for every step...

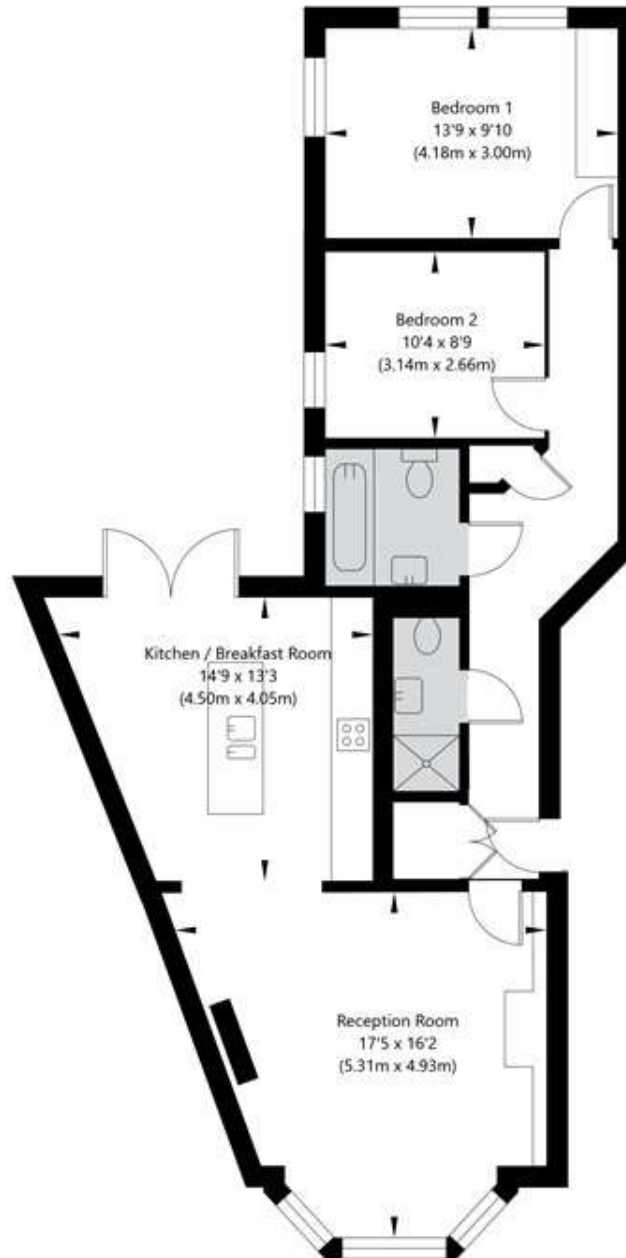
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)





# Wymering Mansions, Wymering Road, London W9 2NF

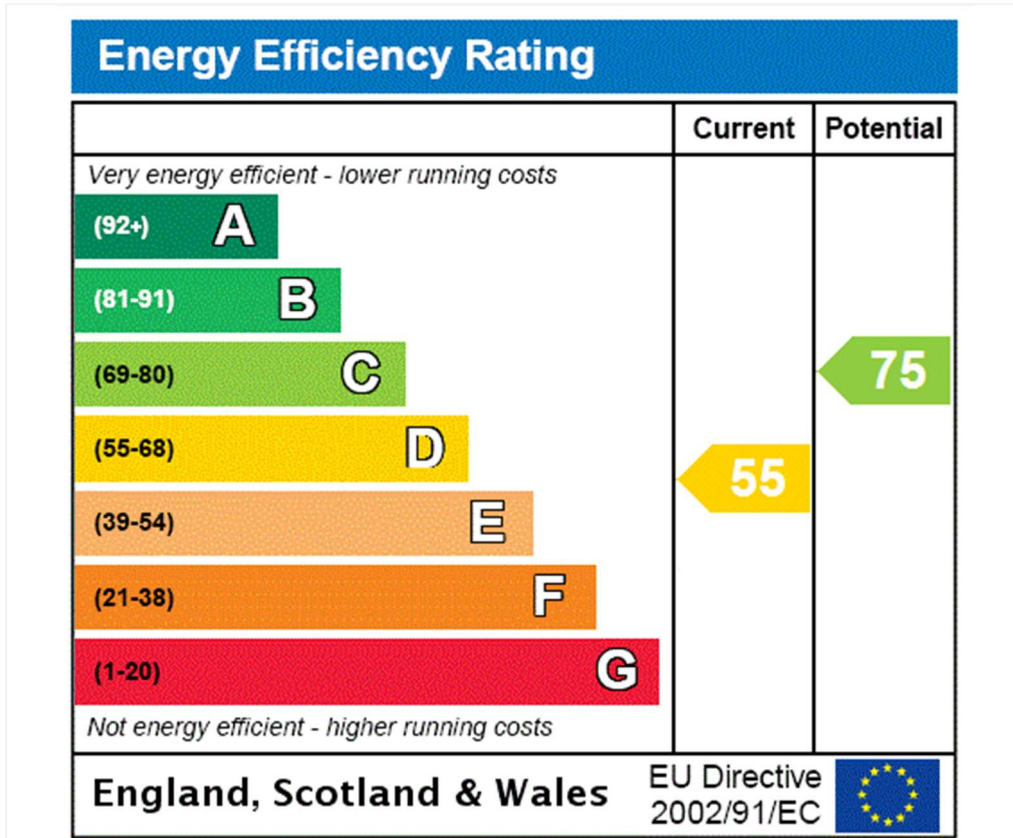
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 83.15 SQ M / 895 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 83.15 SQ M / 895 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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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2992

**Service Charge:** £4,435.52 per annum Including Reserve Fund Contribution

**Ground Rent:** £100 Annually (subject to increase)

**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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



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