

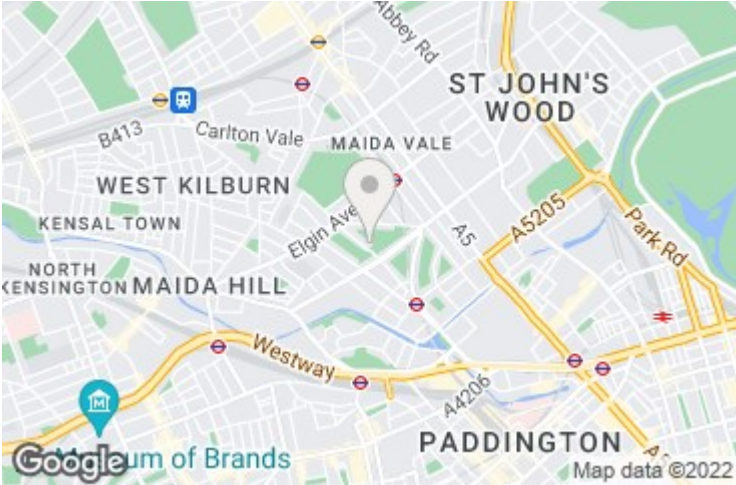


## Castellain Mansions, London W9

**£615 Per Week**

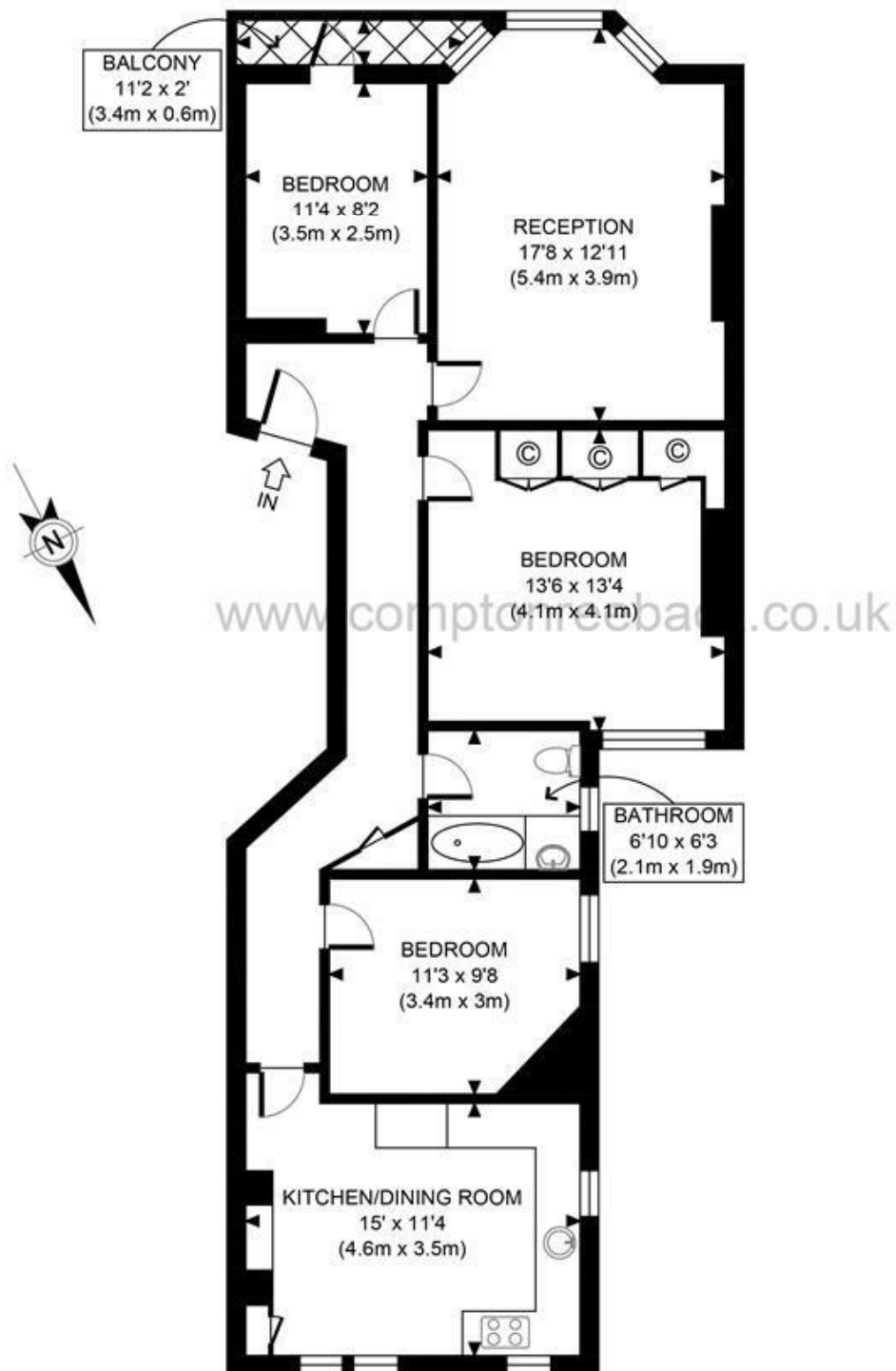
Compton Reeback are pleased to offer this lovely three double bedroom second floor mansion flat within the sought after block that is Castellain Mansions. Situated on this quiet tree lined street in the heart of Maida Vale the property is equal walking distance to Maida Vale or Warwick Avenue Tube (Bakerloo Line) as well as a large selection of shops on Clifton Road and Elgin Avenue. Accommodation includes three double bedrooms, good size reception room, bright and spacious eat in fitted kitchen that over looks the communal gardens and a lovely family bathroom. The property is offered part furnished & available end of July. EPC RATING C. Council tax band F. **SOLE AGENTS.**

Castellain Mansions, London W9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 991 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 991 SQ FT / 92 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Castellain Mansions W9	date 07/05/21

#### MAIDA VALE

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Est. 1995

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Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback  
IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)