



St Marys Mansions, St Marys Terrace, London. W2

A stylish, completely refurbished, three bedroom flat on the 1st floor of this substantial red brick Mansion block which offers spacious accommodation with a mix of period features, beautiful high ceilings and wood floors.



£1,250,000

PROPERTY DESCRIPTION

A stylish, completely refurbished, three bedroom flat on the 1st floor of this substantial red brick Mansion block which offers spacious accommodation with a mix of period features, beautiful high ceilings and wood floors.

St Mary's Mansions is a popular building and is located on a tree lined street in Little Venice, close to the canal with Maida Vale nearby and all the amenities of Paddington basin a short walk away.

Transport links are close by at Warwick Avenue, Paddington and Edgware Road, Lease 189 years from 25 December 1974, so 140 years remaining, Service Charge £4,690.20 pa for year 22/23. Ground Rent £125 pa, Reserve Fund- £2,194.

EPC – C, Council Tax (Westminster) – Band G: Utilities – all mains connected: Heating – Gas central heating. Parking – Westminster Resident permit (fees apply): Non allocated Off Street Parking: Broadband: Ofcom green tick rated: Mobile reception - Ofcom confirms likely to have coverage

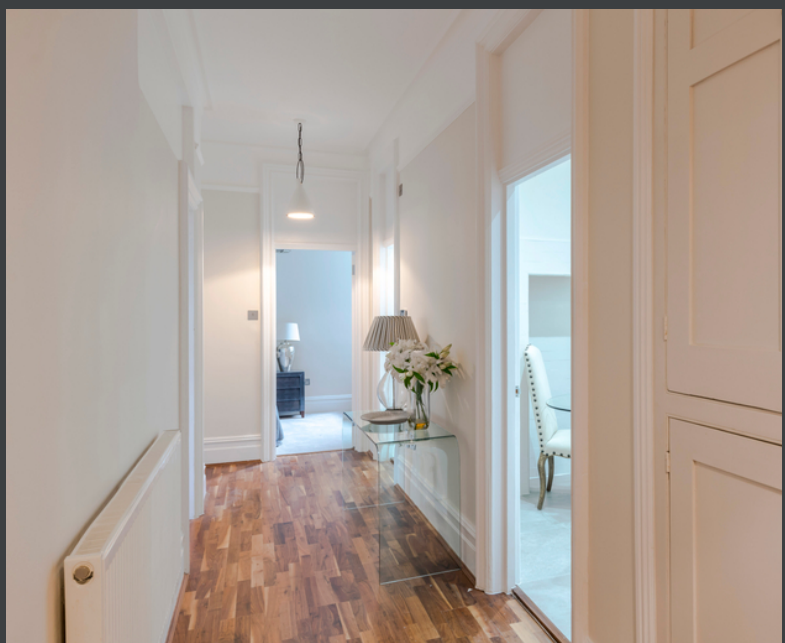
Living Room: Large Eat In Kitchen with study room off kitchen: 3 Double Bedrooms: New Family Bathroom: Guest Cloakroom: Lift: Porter

FEATURES

- Living Room
- Large Eat In Kitchen
- Study Room off Kitchen
- 3 Double Bedrooms
- New Family Bathroom
- Guest Cloakroom
- Lift
- Porter



ROOM DESCRIPTIONS



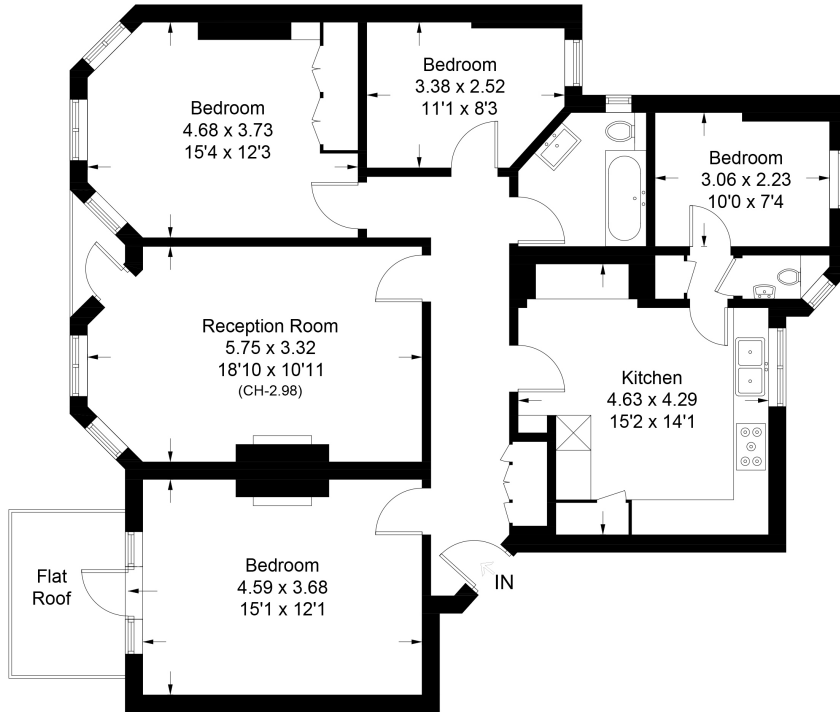
FLOORPLAN & EPC



St. Mary's Mansions



Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID677629)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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