



Lanhill Road, Maida Vale, W9 £1,250,000 Subject to contract

We are pleased to offer this beautiful apartment of circa 1814sq ft (168.5 sq m) arranged over the top 3 floors of a period house in a poplar, quiet tree-lined road in Maida Vale.

The apartment offers period features, bright airy rooms, solid wooden floors and a delightful private rear balcony.

It comprises a spacious reception and dining room, leading to a fully fitted kitchen to the rear aspect, a guest WC and stairs leading to a large double bedroom with ample storage, a further double bedroom with huge bathroom en-suite, stairs leading to the third double bedroom with bathroom en-suite and private rear terrace.

Lanhill Road is a very well-located road just off Elgin Avenue, being within a short walk to Paddington Recreation Ground, Maida Vale Underground Station (Bakerloo line) and the numerous shops and cafe's the area has to offer.





Lanhill Road W9

Total Gross Area: 1814 ft² ... 168.5 m² (excluding terrace)

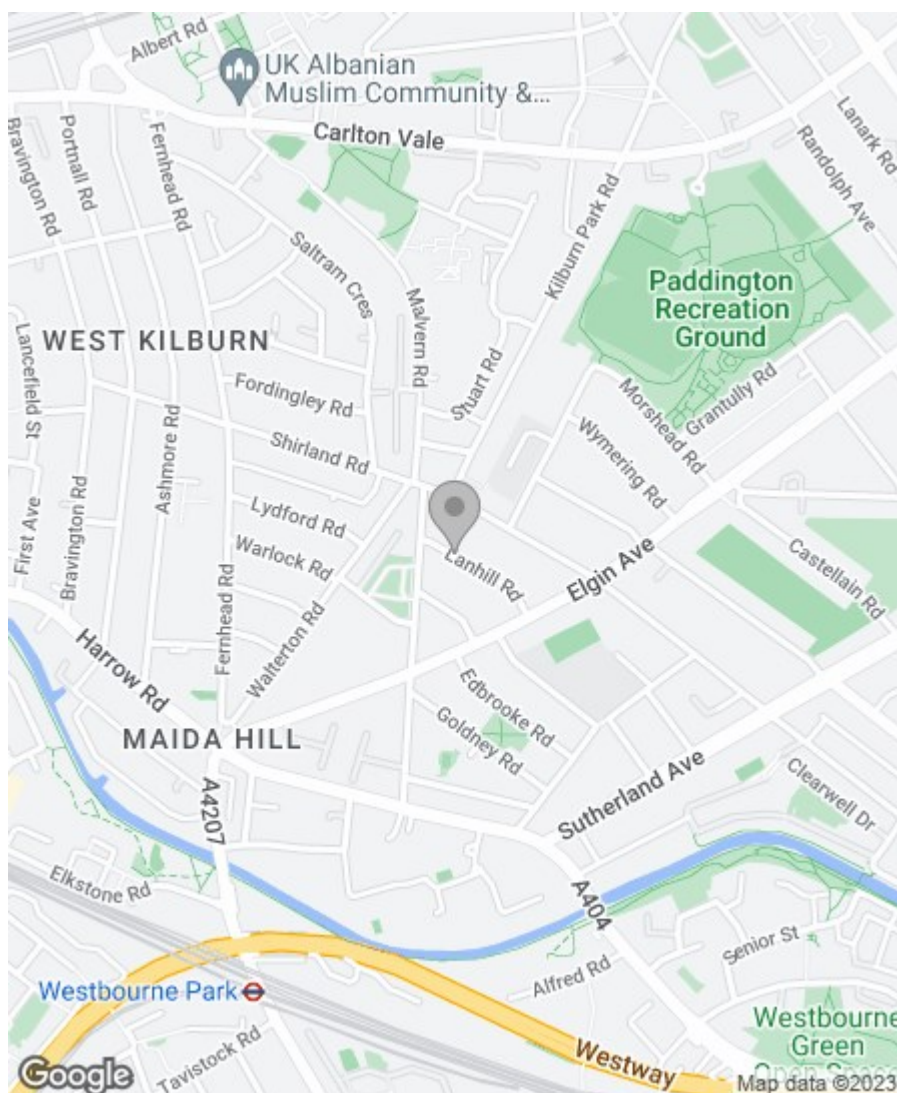
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	Maida Vale, W9
Price	£1,250,000
Bedrooms	3
Bathrooms	2
Receptions	2
Tenure	Leasehold
Council	
Tax Band	G
Current Ground Rent	
Service Charge	
Term	

Key Features

- Entire Upper Part of House
- Large Airy Rooms
- Good condition throughout
- New Lease 125 years to be granted
- Chain Free
- Great Location
- Quiet Residential Road
- Private Terrace



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		
	66	75

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).