

north
west
london
property

nwlproperty.com

£1,100,000



3 Lanhill Road

London W9 2BP

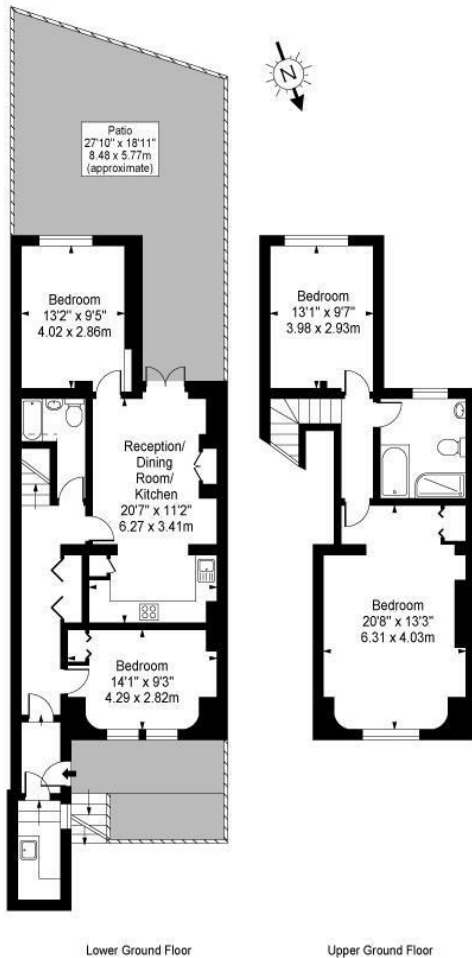
NWL Property are delighted to offer you the opportunity to acquire this fantastic 4 bedroom, 2 bathroom with private garden property split over 2 floors in Maida Vale's ever popular Lanhill Road.

Walking distance from Maida Vale, Westbourne Park & Kilburn Park tube stations, the property is perfectly located for links into central London & surrounding areas.

Offered chain free with the Share of Freehold.

Viewing highly recommended call 02071837879

Lanhill Road, W9 2BP



Approx Gross Internal Area **1374 Sq Ft - 127.61 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No 39292

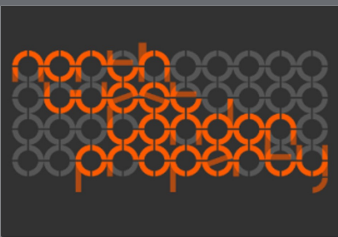
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ACCOMMODATION

- Maida Vale
- Split over 2 floors
- Private garden
- 4 double rooms



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	76	76
			England & Wales
			EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.