

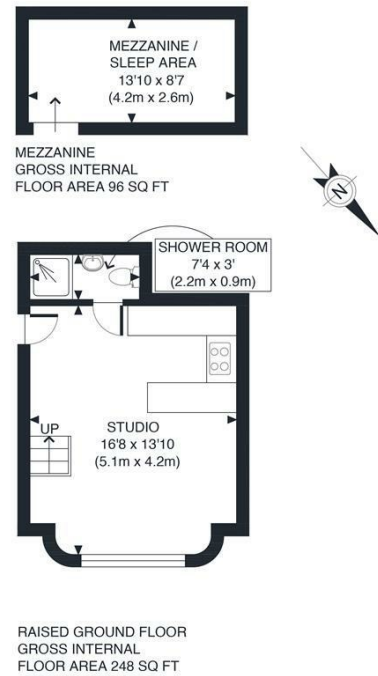
LANHILL ROAD LONDON, W9

£1,520 PER MONTH

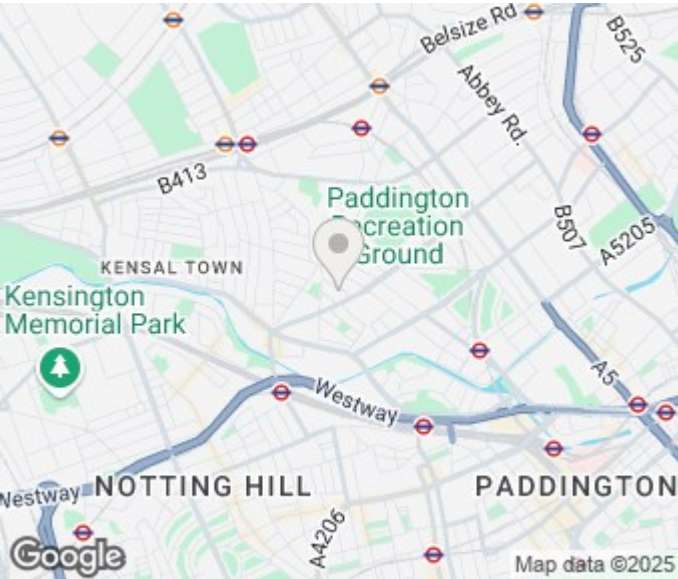
A well presented studio on the ground floor of a period conversion. Comprising of a large reception room/bedroom with an abundance of natural light, fully fitted kitchen and bathroom suite.

Just off Elgin Avenue situated close to Little Venice and local amenities such as restaurants, shops & supermarkets. Within a short walk to Maida Vale Underground Station and Warwick Avenue Underground Station for the Bakerloo Line.

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| | |
|---|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 344 SQ FT / 32 SQM | Lanhill Road |
| 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 | date 30/01/24 |
| | photoplan |



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London
PMP International
94 Belsize Lane
Belsize Park
London
NW3 5BE

020 7701 2878
info@pmpl.co.uk
www.pmpl.co.uk

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