



Lauderdale Road

Maide Vale, W9

Asking Price £1,100,000

Occupying the entire lower ground floor of a grand semi-detached period town house, is this spacious lateral apartment situated in a prime location.

The accommodation comprises three bedrooms including a 16'6" master bedroom, two modern bathrooms, separate kitchen/breakfast room, entrance hallway and a delightful 20'4" reception room with feature bay window.

The property also benefits from useful vaults storage and a patio garden.

Lauderdale Road is a quiet one way street and is perfectly located for the amenities of Lauderdale Parade and Clifton Road. Located 0.2 miles from Maida Vale Underground (Bakerloo Line) and 0.3 miles from Warwick Avenue (Bakerloo Line).



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- Private entrance
- Two Patio gardens
- Wooden flooring



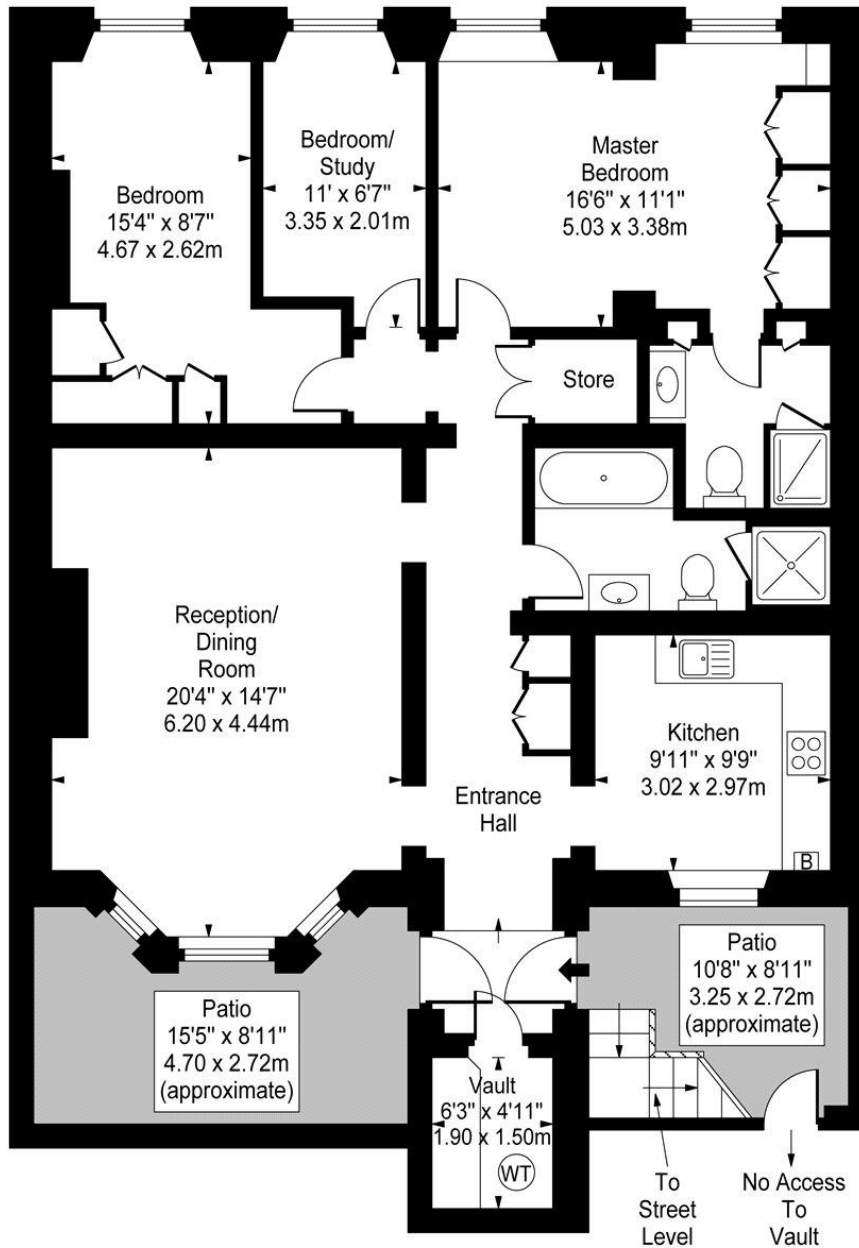
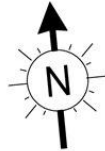
Tenure: Share of Freehold with a lease of 82 years.
Service Charge: £1,936pa including building insurance.
Ground Rent: £50 pa
Local Authority: Westminster
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Lower Ground Floor

Approx Gross Internal Area **1186 Sq Ft - 110.18 Sq M**
(Including Vault)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 008538K

