



Lauderdale Road

Maida Vale, W9

Asking Price £800,000

A spacious two double bedroom maisonette occupying the second and third floors of an attractive converted Victorian terraced house set in the heart of this sought after location.

The apartment has well-proportioned accommodation offering a wealth of natural light, large loft storage area (not forming part of the demise), with a large kitchen/dining room.

Lauderdale Road is located within close distance of all the amenities offered by this fashionable area including local boutique shops, cafes, the famous Regent's Canal (0.5 miles) and Maida Vale Underground station (Bakerloo line - 0.2 miles).



Lauderdale Road

Maida Vale, W9

- A charming 2 bedroom apartment spanning approx. 1000 square feet.
- Positioned on the second and third floor of a converted Victorian building.
- With abundant natural light, the apartment is bright and spacious throughout.
- Close to transport links.



Tenure: Leasehold 89 years 8 months
Service Charge: £1447.2
Ground Rent: £100
Local Authority: City Of Westminster
Council Tax Band: F

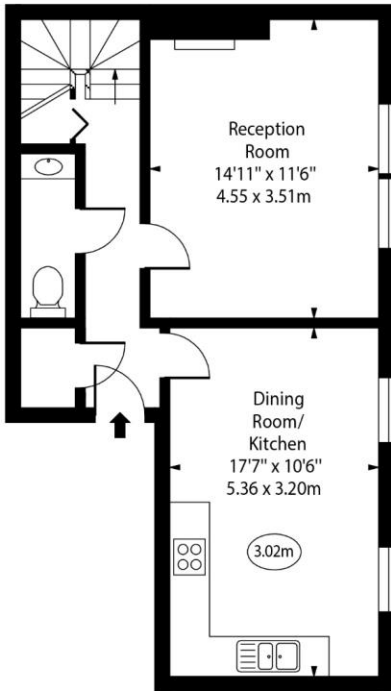
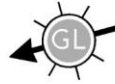
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Little Venice Sales

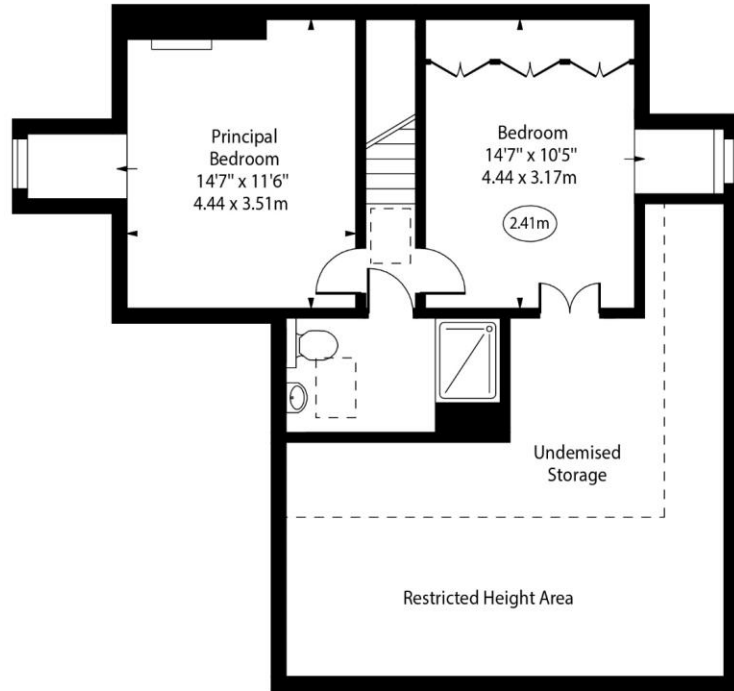
26 Clifton Road
Maida Vale
London
W9 1SX
littlevenice@chestertons.co.uk
020 7286 4632
chestertons.co.uk

Lauderdale Road, W9

○ - Ceiling Height



Second Floor



Third Floor

Approx Gross Internal Area 960 Sq Ft - 89.18 Sq M
(Excluding Undemised Storage)

Approx Gross Internal Area 1320 Sq Ft - 122.63 Sq M
(Including Undemised Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025265E

