



Lanark Road

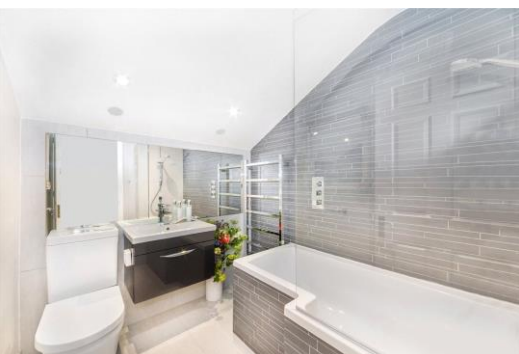
Little Venice, W9

Asking Price £725,000

A bright & modern lateral two bedroom apartment in the heart of Maida Vale. Extremely spacious and recently refurbished the property benefits from ample storage throughout.

There is a spacious reception with wooden floors leading to a contemporary integrated kitchen, two double bedrooms & modern bathroom.

Maida Vale Underground Station is 0.1 miles away (Bakerloo Line), providing direct access to Baker Street and Paddington. Paddington Recreation Ground is nearby for those who love the outdoors, offering a perfect escape into open green spaces. Stay active with on-site gym facilities, artificial football and hockey pitches, and tennis courts. Whether you seek tranquility or excitement, Lanark Road offers it all.



Lanark Road

Little Venice, W9

- A modern lateral two bedroom apartment.
- Positioned on the second floor with plentiful natural light
- Close To Elgin Avenue Station.
- Within close proximity to Paddington Recreation Ground.



Tenure: Share of Freehold 84 years 9 months

Service Charge: £804 pa

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: F

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (94-100) A | | |
| (81-93) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (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

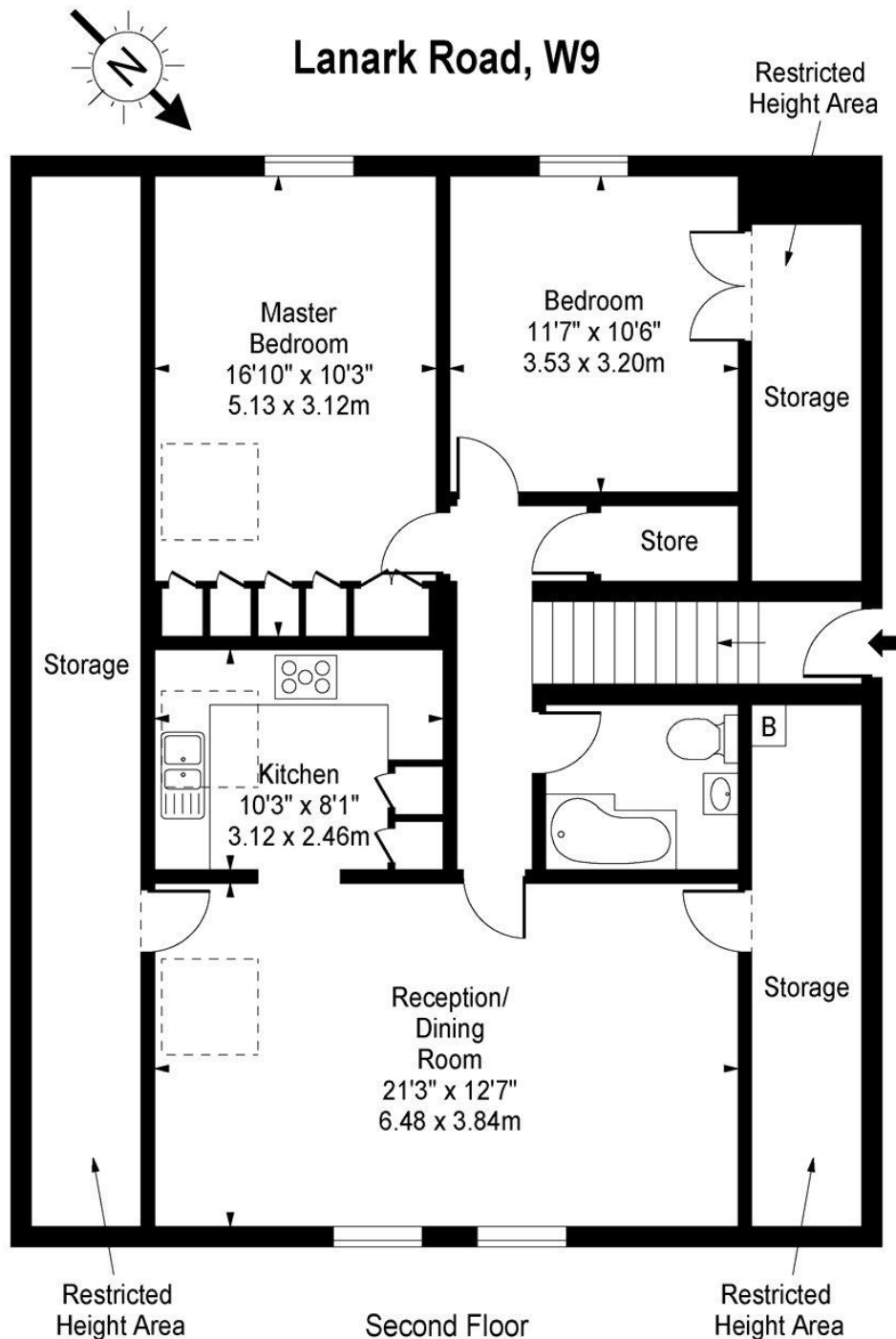
London

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Approx Gross Internal Area 1149 Sq Ft - 106.74 Sq M
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 004408J

