



Lanhill Road

London, W9

Asking Price £1,400,000

Positioned on the raised ground and garden level of a Victorian conversion is this beautifully finished three bedroom duplex apartment spanning approximately 1,417 sq ft and benefiting from a large private garden.

The reconfigured private entrance offers a wide and inviting front patio with a useful bike store. Internally the property comprises a spacious entrance hall, a huge open plan kitchen reception which leads to the charming private garden through crittall doors. The remainder of the garden floor comprises a large double bedroom served by a guest bathroom. The raised ground level comprises a gargantuan master bedroom with ceiling heights of 3.5 metres leading onto a charming terrace, with a third bedroom to the front of the property, both of which are served by a family bathroom.

Lanhill Road is a peaceful tree-lined street in Maida Vale, perfectly positioned between Little Venice, Notting Hill and Queens Park. At the end of Lanhill road is Tamplin Gardens, with the vast facilities of Paddington Rec a short walk. Transport links are excellent with both Maida Vale and Westbourne Park Stations a short walk away.



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- A charming 3 bedroom garden maisonette spanning approx. 1417 square feet.
- Finished to a spectacular standard throughout with abundant natural light.
- The apartment comes with a charming private garden.
- Benefitting from a share in the freehold and exceptionally long underlying lease.



Tenure: Share of Freehold 975 years 4 months
Service Charge: Ad hoc - 40% of the outgoings.
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: F

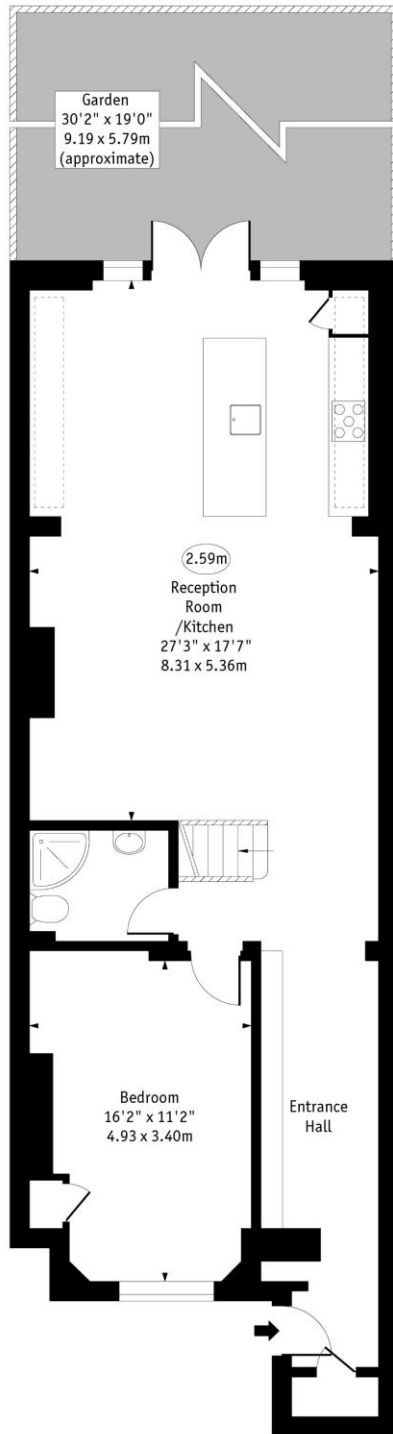
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

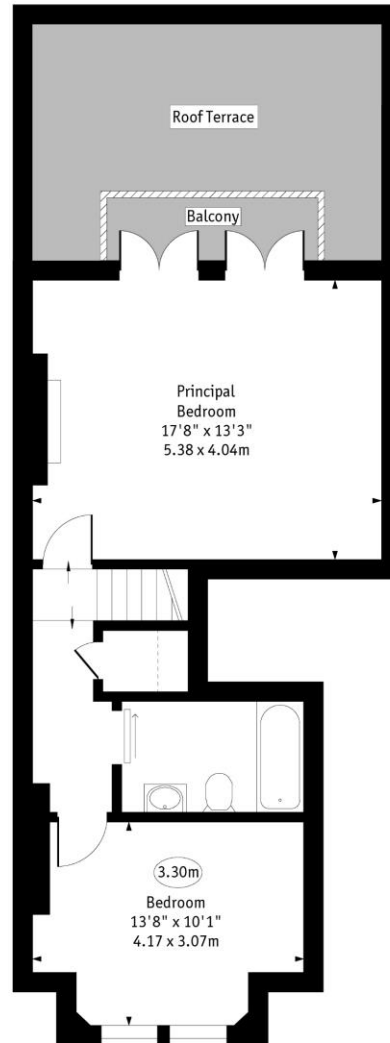
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○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area 1417 Sq Ft - 131.64 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS IPMS 2. Not To Scale. www.goldlens.co.uk Ref. No. 027800EH

