



# Lauderdale Mansions

Lauderdale Road, W9

Asking Price £2,175,000

An exquisitely refurbished and interior-designed four double bedroom apartment spanning approximately 1522 square feet, with an outstanding landscaped roof terrace with far reaching views over London. This duplex has undergone a thorough renovation with superior materials, finishings, equipment and fine details. The property was featured in a nationwide Home & Deco magazine in summer 2022. The penthouse is set across the upper two floors of Lauderdale Mansions south, a highly desirable mansion block with a beautiful and sought after communal garden.

On entrance, a spacious hallway, with stunning wine store, leads to four double bedrooms. The principal suite has been remodelled to offer a vast amount of storage in the dressing room and a sizeable ensuite. The large second bedroom has access onto a charming balcony overlooking the beautiful Lauderdale Road. A further family bathroom serves the other three bedrooms. The upper floor has an outstanding 24ft reception room with abundant natural light and a stunning hand-built kitchen along with useful utility room and separate cloakroom. Off the main reception, there is a large roof terrace with stunning south facing views.

Lauderdale Mansions is perfectly positioned moments from Lauderdale Parade, Paddington recreation ground and a short walk to the cafes and restaurants of Clifton Road, with the closest underground stations being Warwick Avenue and Maida Vale (both Bakerloo Line).

**CHESTERTONS**



# Lauderdale Mansions

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- A stunning penthouse duplex spanning approx. 1522 square feet benefitting from a spectacular south facing roof terrace and abundant natural light.
- Finished to the most spectacular standard throughout and featured into a nationwide Home & Deco magazine.
- The apartment is set within the meticulously maintained Lauderdale Mansions South and benefits from access to wonderful communal gardens.
- Benefitting from a share in the freehold and exceptionally long underlying lease.



**Tenure:** Share of Freehold 950 years 11 months

**Service Charge:** £4221.40

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

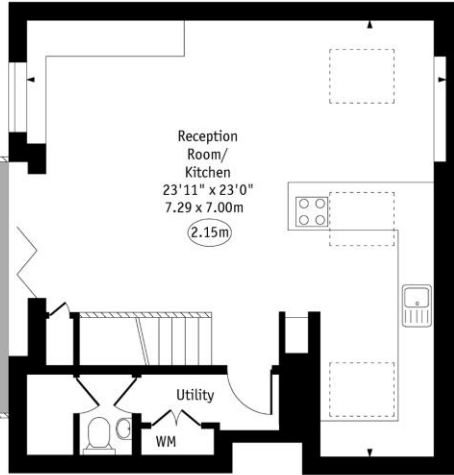
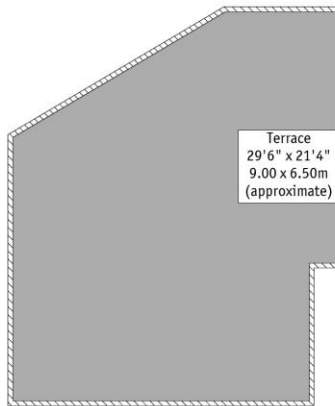
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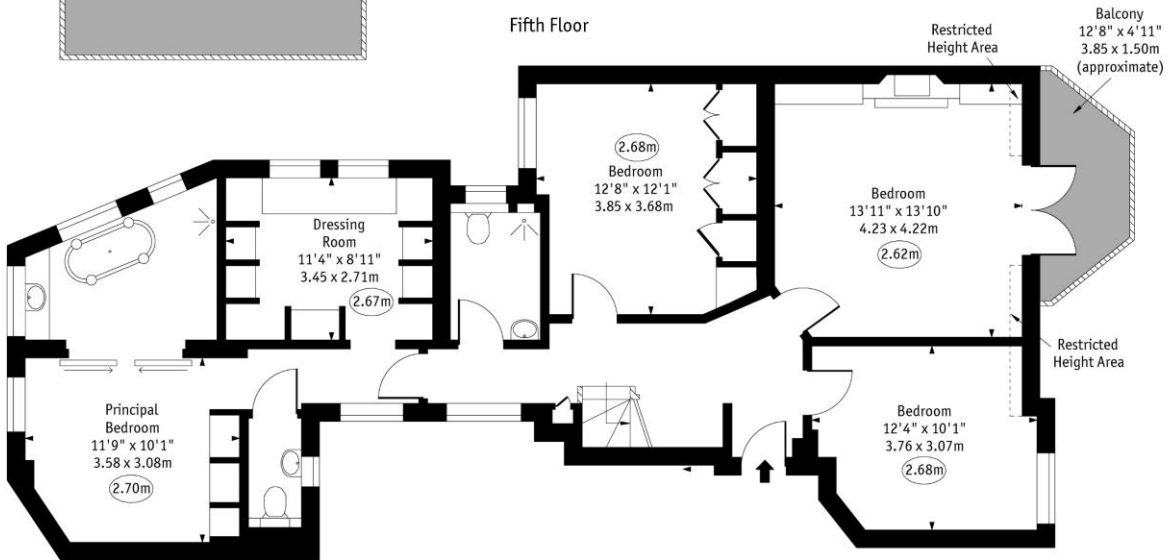
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Lauderdale Mansions, W9

○ - Ceiling Height



Fifth Floor



Fourth Floor

Approx Gross Internal Area 1508 Sq Ft - 140.09 Sq M

Approx. Floor Area Including Restricted Heights 1522 Sq Ft - 141.39 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. Not To Scale.  
www.goldlens.co.uk  
Ref. No. 029454RH

