



## Lanhill Road, London

### Top Floor Duplex apartment

**Asking Price Of: £900,000**

This top floor, immaculate duplex apartment in a Victorian terrace house with a private roof terrace is being offered to the market chain free. The high ceilings and large sash windows, typical of this style of home highlight the amount of space on offer as well as ensuring all parts of the flat are flooded with natural light. Benefitting from a recent conversion, the whole apartment has been thoughtfully renovated to create an ideal mix of contemporary finishes, premium appliances, sensible storage solutions and classical features. With the addition of the panoramic roof terrace and a share of the freehold of the building, this is a unique, spacious home not to be missed. Early viewings are strongly recommended.

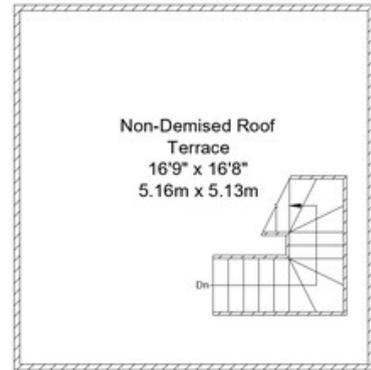
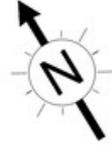


- Top floor duplex apartment
- Two bed, two bath
- Private roof terrace
- Immaculate condition throughout
- High ceilings and large sash windows
- Share of freehold
- Walking distance to Maida Vale and Westbourne Park Stations
- Walking distance to Portobello Road and Abbey Road

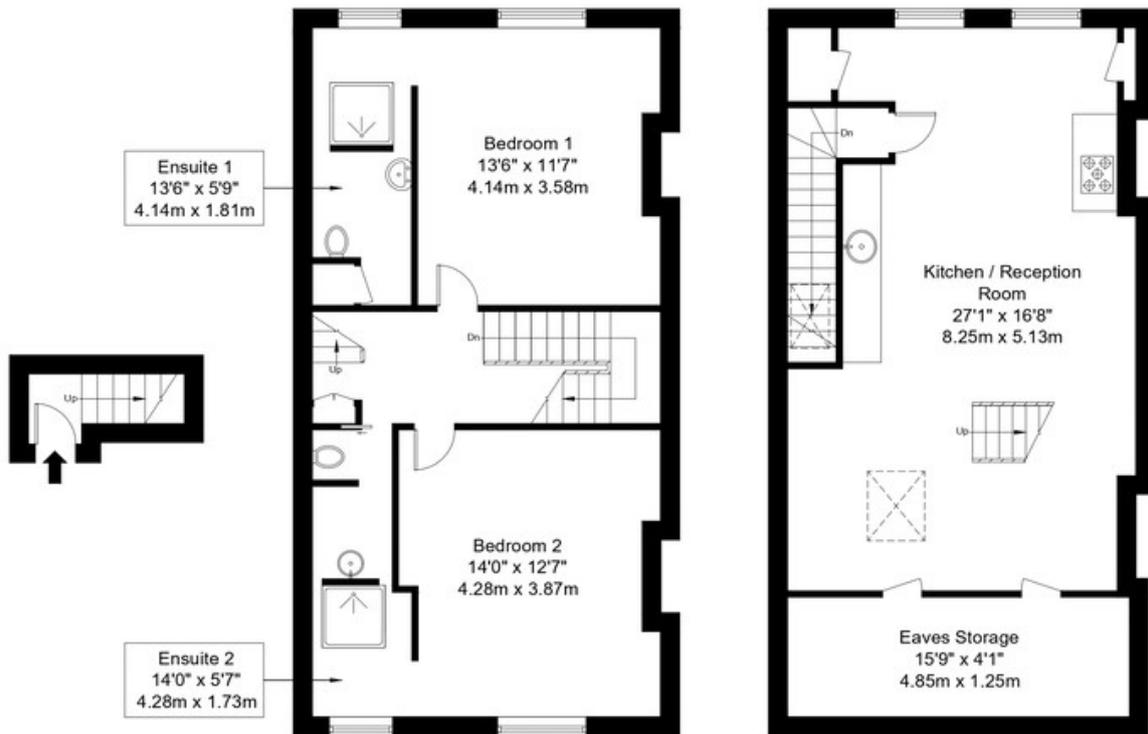
Situated on a quiet, residential road between Maida Vale and Notting Hill, the flat is a short walk from both Maida Vale station and Westbourne Park station as well as Paddington International Station all of which combine to create a wealth of transport links throughout the capital and beyond. This is further complimented by the excellent and world-famous landmarks on the doorstep, such as the iconic Abbey Road Studios and the plethora of restaurants, cafes and shops provided all along Portobello Road. Only slightly further afield, the Grand Union Canal and Hyde Park ensure there is a variety of green spaces and parks to explore and enjoy.

# Lanhill Road, W9 2BP

Approx Gross Internal Area = 118.7 sq m / 1 278 sq ft



Fourth Floor



First Floor

Second Floor

Third Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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# Westways



**Tenure:** Share of Freehold

**Gross Internal Area:** 1278 sq ft

**Service Charge:** circa £1,300

**Local Authority:** Westminster City Council

**Council Tax Band:** D

**EPC Rating:** TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.