



**Lanhill Road, Maida Vale W9**

**£425,000**

This exceptionally bright and airy large one double bedroom flat is set on the top floor of this well maintained conversion property. Comprising of a spacious lounge / living room with dining space, a separate fitted kitchen, a double bedroom with built-in wardrobes / storage and a modern tiled bathroom with shower. Lanhill Road is off Elgin Avenue which is conveniently located only moments from the shops, bars and restaurants of Warwick Avenue with the nearest Stations being both Maida Vale and Warwick Avenue (Bakerloo line) with Paddington Mainline Railway Station close at hand. The property is offered with no chain, vacant possession. Council tax Band C. Share of Freehold with Lease of 961 years unexpired, Service charge approximately £800 per annum **SOLE AGENTS.**

# Lanhill Road, Maida Vale W9

## Reception



## Hallway



## Kitchen

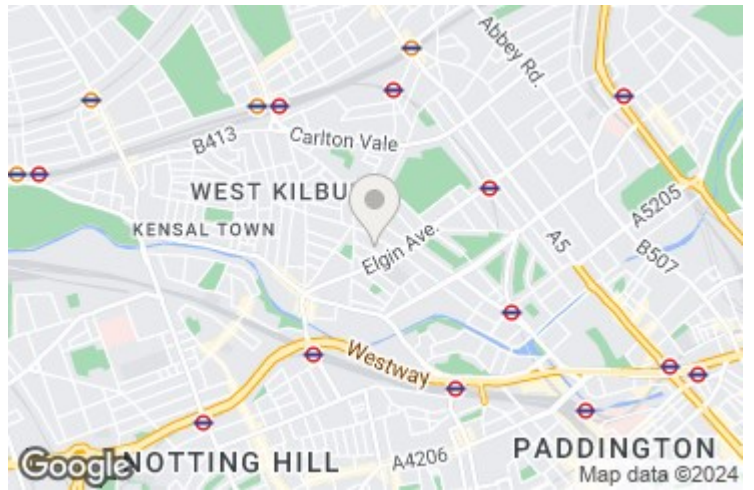
### Open Plan (Open Plan)



## Exterior

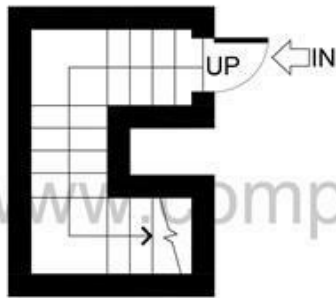


## Bedroom

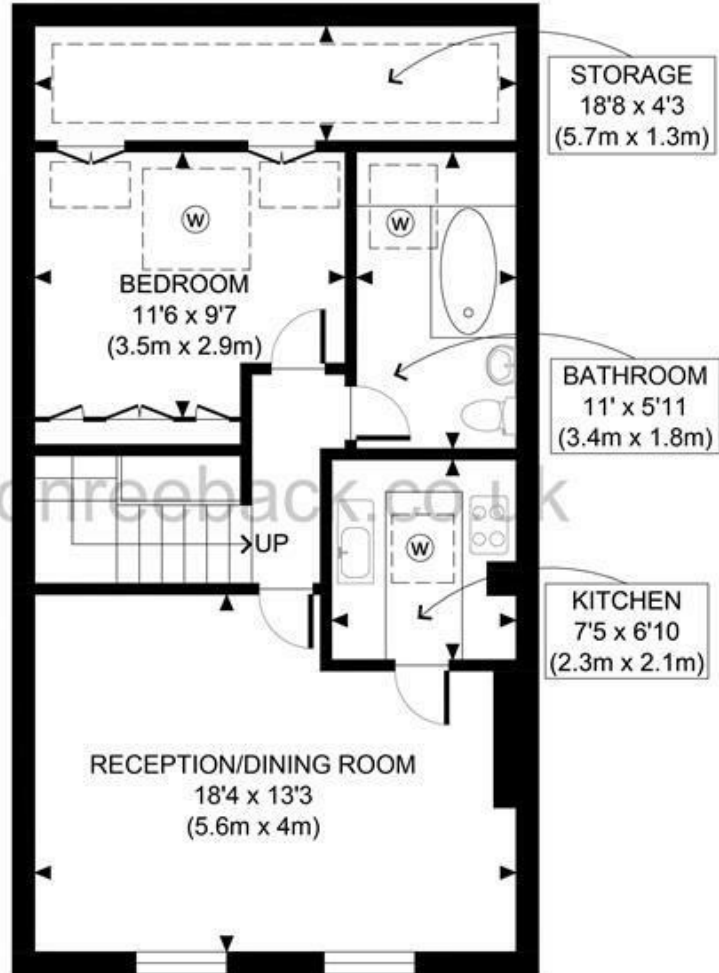


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	67
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROSS INTERNAL  
FLOOR AREA 43 SQ FT



GROSS INTERNAL  
FLOOR AREA 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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Est. 1995

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