



Lauderdale Road, W9

£875 Per Week

An incredibly rare second floor 3 bedroom 2 bathroom apartment in this popular red brick mansion building with well known private communal gardens . This beautifully presented apartment further comprises a spacious reception room with bay window with a Stunning ADJOINING fitted kitchen with dining space and built -in appliances, master bedroom with built in wardrobes plus full en-suite bathroom, 2 further 'double' bedrooms, the apartment also benefits from many period features, underfloor heating to hallway, kitchen and bathrooms, and well kept communal gardens. The building also has a caretaker and is superbly located close to shops, restaurants and cafes along Lauderdale Parade together with schools, open space of Paddington recreational grounds and Elgin Avenue (Bakerloo Line) underground station. Available mid August on an unfurnished basis. EPC RATING C. Council tax band F.

Lauderdale Road, W9

Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1



Master En-suite



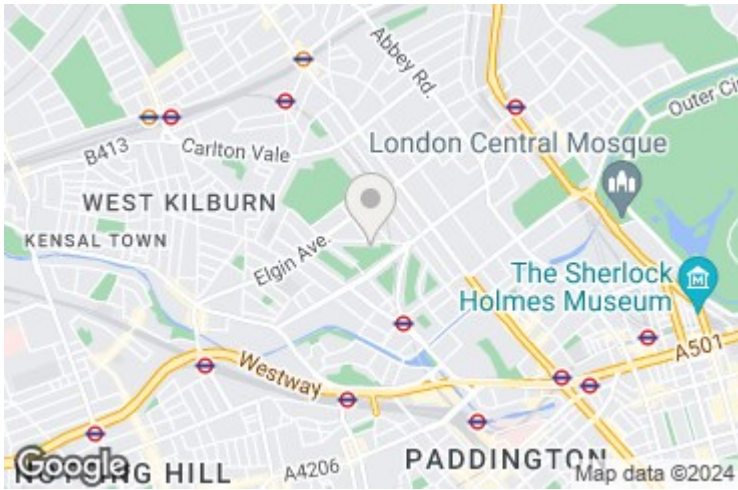
Bathroom



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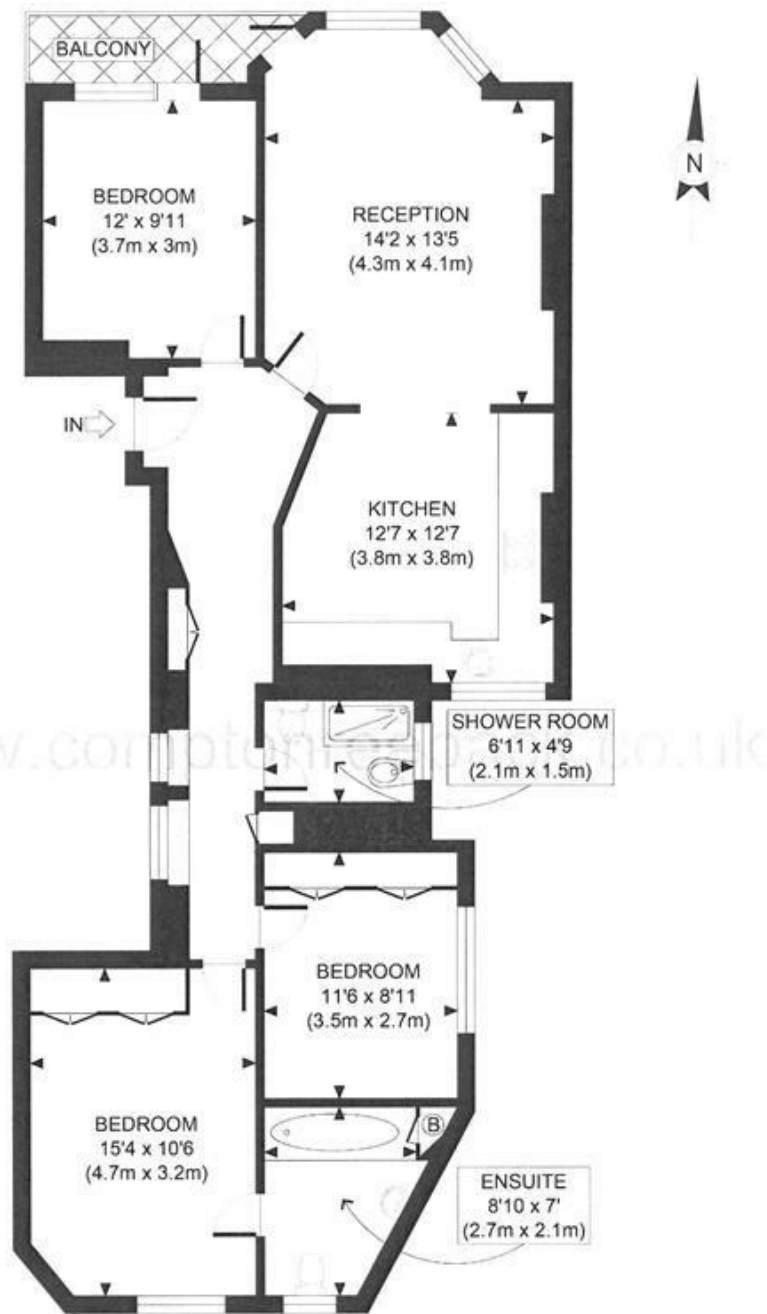
Exterior

Communal gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	66	81



GROSS INTERNAL FLOOR AREA 1035 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1035 SQ FT / 96 SQM

Ref: Copyright **photoplan**

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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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

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