



Lanhill Road, London W9

£2,200 Per Month

This exceptionally bright and airy two bedroom flat is set on the second floor. The property comprises a large double bedroom, second smaller double bedroom, a modern open plan fitted kitchen with eat in lounge living room boasting a beautiful feature fire place and a tiled bathroom with shower. Further benefits include high ceilings, hard wood flooring throughout, and ample storage. Lanhill Road is off Elgin Avenue which is conveniently located from a wide a selection of bars, restaurants and the green spaces of Paddington Recreation Ground. Transport links include both Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) which are a short walk away. The flat is offered unfurnished and available 20th August 2025. EPC Rating C. Council Tax Band C.

Lanhill Road, London W9

Reception:



Bedroom 2:



Kitchen:



Bathroom:



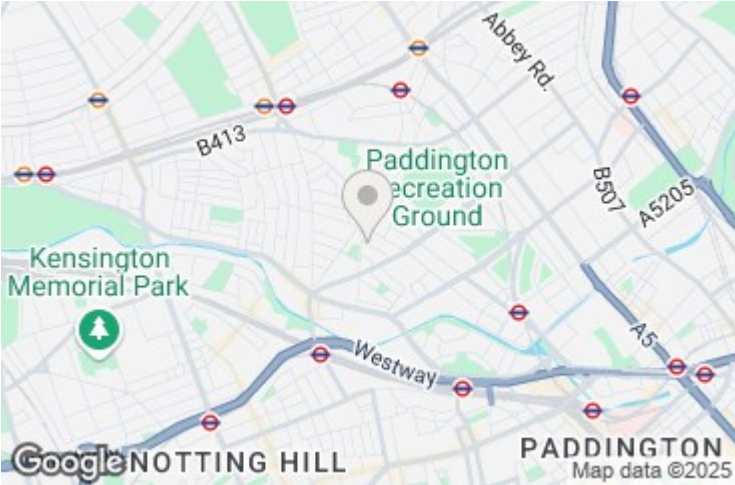
Bedroom 1:



Exterior:



Lanhill Road, London W9



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 544 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 544 SQ FT / 51 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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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) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

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