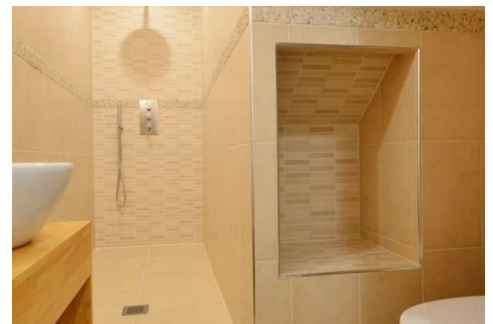




Lanhill Road, London W9

£2,500 Per Month

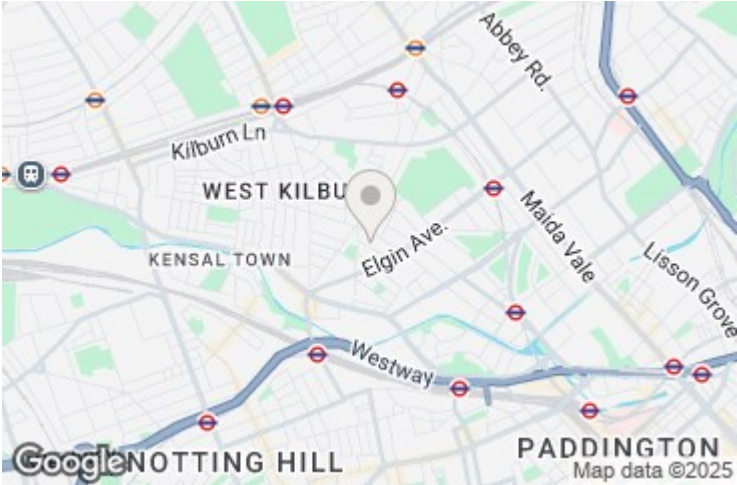
This beautifully bright two-bedroom apartment is situated on the raised ground floor.

The property features a spacious main double bedroom, a second smaller double bedroom, an open-plan fitted kitchen seamlessly integrated with a dining and living area, and a fully tiled bathroom with a shower. Additional highlights include high ceilings and stylish wood flooring throughout.

Lanhill Road is ideally located just off Elgin Avenue, offering easy access to an array of local bars, restaurants, and the green open spaces of Paddington Recreation Ground. Excellent transport links are close by, with Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) both within walking distance.

Available from 11th November 2025 | Offered Furnished
EPC Rating: C | Council Tax: Westminster Band D

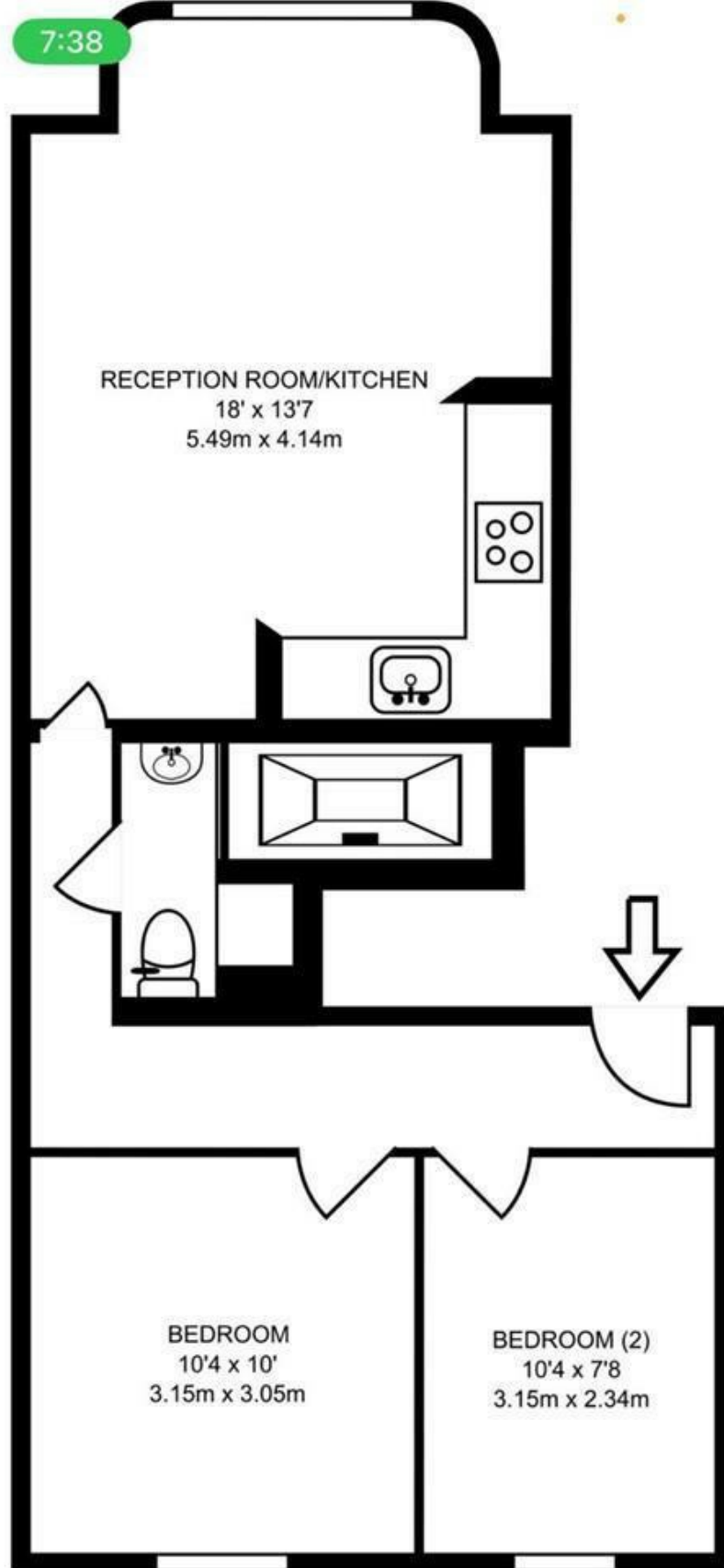
Lanhill Road, London W9



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	

7:38



RAISED GROUND FLOOR

549 SQ FT/51.02 SQ M

This plan has been drawn for illustrative and identification purposes only.

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

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) = 3.28' (feet)

comptonreeback.co.uk