

Mackenzie Lodge, Maida Vale, W9



Rose & Co Estates

- Available from 15th August. Top floor (3rd) 2 double bedroom flat in this stucco building on Maida Ave close to Clifton Road
- Excellent condition good size reception area with a separate fitted kitchen
- Sole agents Rose & Co Estates 020 7372 8488
- Within two minutes walk of Maida Vale Tube (Bakerloo Line) Ideally located for little Venice Canal and West End
- Furnished.
- Council Tax F (Westminster). EPC:C



Weekly Rental £630 Monthly £2730

Mackenzie Lodge, W9

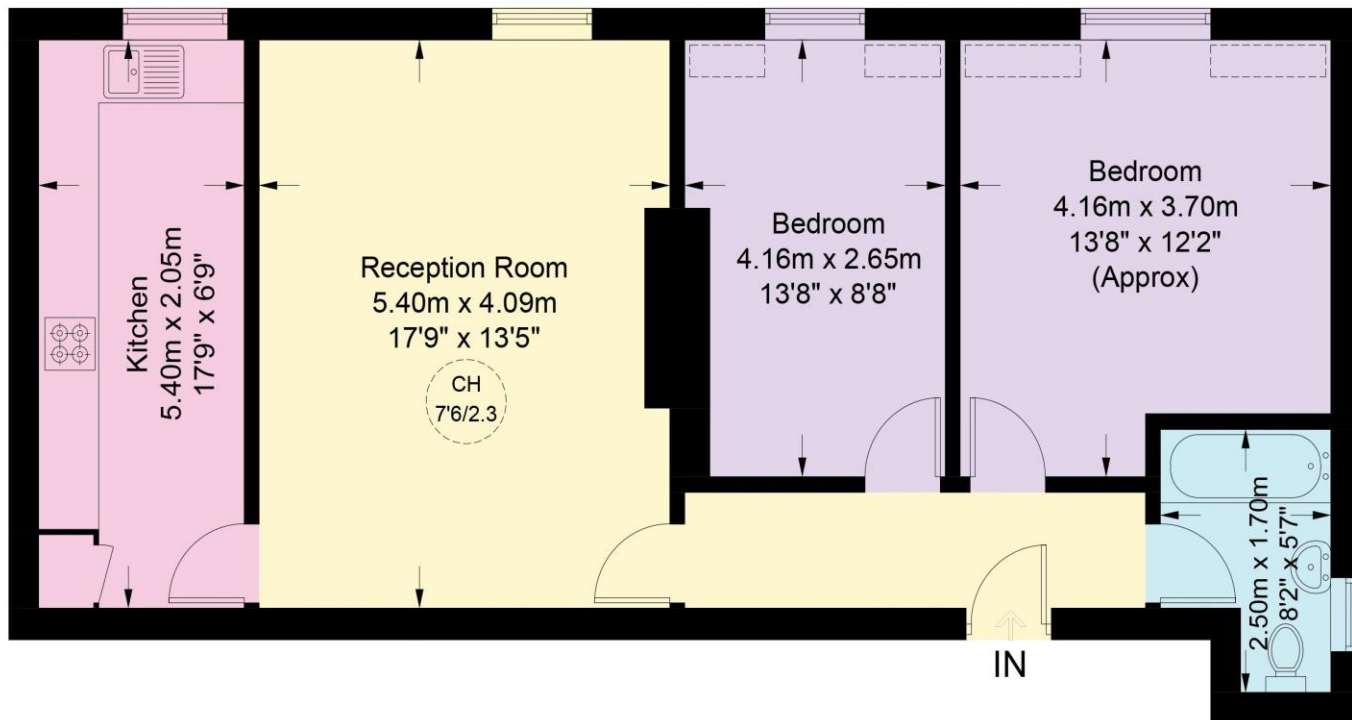
Approximate Gross Internal Area (Excluding Reduced Headroom)

744 sq ft / 69.1 sq m

Reduced Headroom = 15 sq ft / 1.4 sq m



= Reduced headroom below 1.5m / 5'0



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID991703)

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

Flat 2 Mackenzie Lodge 57-59 Maida Vale London W9 1SD	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 27 September 2030 <hr/> Certificate number: 0625-2717-2926-9309-6013
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Property type	Top-floor flat
Total floor area	64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60