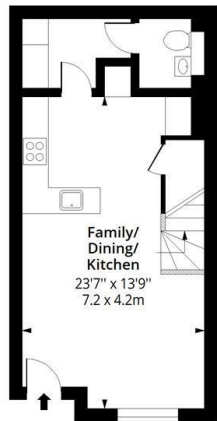


## Lanesborough Street, Reading, RG2 6BS

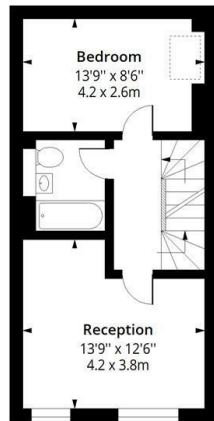
£2,600 Per month

# Lanesborough Street, RG2

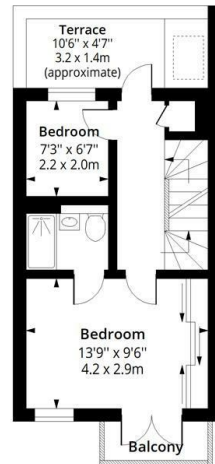
Approx. Gross Internal Area 1313 Sq Ft - 121.98 Sq M  
 Approx. Gross Terrace/ Balcony Area 191 Sq Ft - 17.74 Sq M



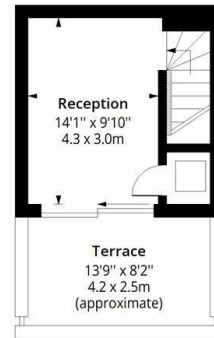
**Ground Floor**  
 Floor Area 398 Sq Ft - 36.97 Sq M



**First Floor**  
 Floor Area 406 Sq Ft - 37.72 Sq M



**Second Floor**  
 Floor Area 318 Sq Ft - 29.54 Sq M



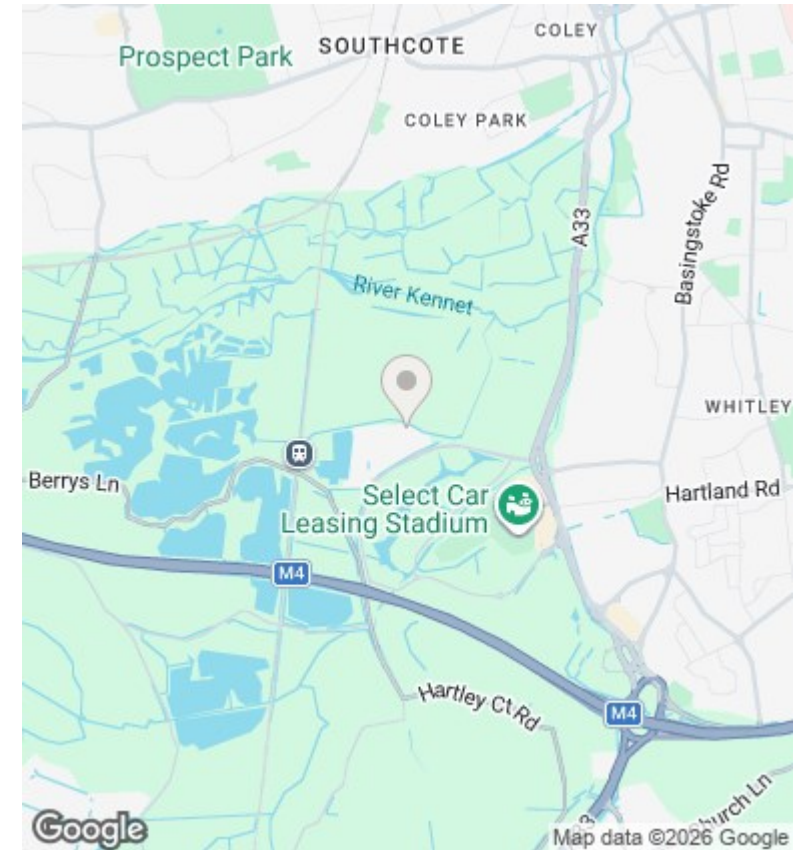
**Third Floor**  
 Floor Area 191 Sq Ft - 17.74 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/8/2025



## Directions

## Viewings

Viewings by arrangement only. Call 0208 075 4927 to make an appointment.

## Council Tax Band

D

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	