



Lanhill Road

London, W9

Asking Price £600,000

A beautifully presented two double-bedroom garden apartment extending to approximately 708 sq ft, with a private entrance and an impressive 50 ft private rear garden, situated on tree-lined Lanhill Road, Maida Vale. Offered chain-free.

Arranged over the lower ground floor of a period residence, the apartment features an impressive open-plan reception, dining and kitchen space, complemented by high ceilings, wooden flooring and a working marble fireplace. The kitchen incorporates modern integrated appliances, including a dishwasher.

Both bedrooms are generous doubles overlooking the garden. The principal bedroom benefits from fitted mirrored wardrobes and a second working marble fireplace, while the second bedroom enjoys direct garden access through French doors. A bathroom, utility area and excellent storage complete the accommodation.

The rear garden combines a lawn with mature planting, providing an attractive setting for outdoor dining and entertaining, alongside a substantial insulated garden shed.

Lanhill Road is conveniently positioned for local shops, cafés and restaurants, with Paddington Recreation Ground nearby and both Maida Vale and Westbourne Park Underground stations within easy reach.

CHESTERTONS



Lanhill Road

London, W9

- 2 Bedrooms
- 50ft Private garden
- Attractive period building
- A separate fitted kitchen



Tenure: Leasehold 103 years 11 months
Service Charge: £2330
Ground Rent: £150
Local Authority: City Of Westminster
Council Tax Band: D

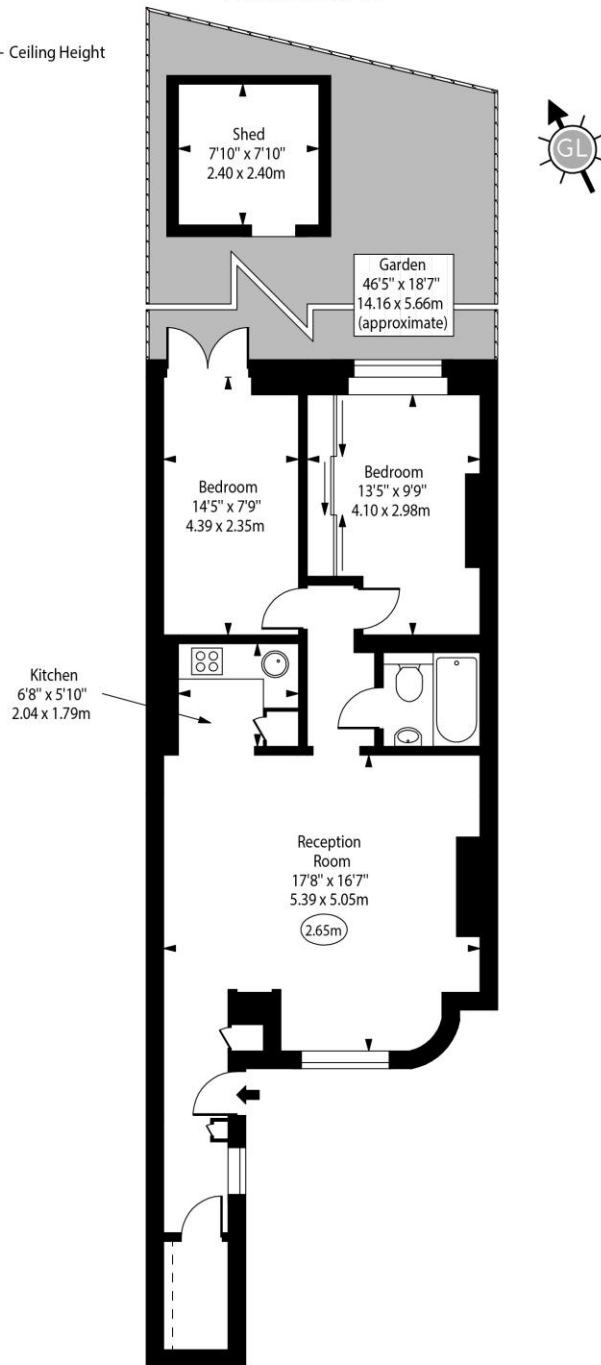
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 708 Sq Ft - 65.77 Sq M
(Excluding Shed)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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