

Lanhill Road

London, W9

Offers in excess of
£550,000

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.

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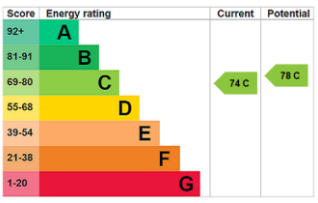
Lanhill Road

London, W9

- 2 generous double bedrooms
- 50ft Private garden
- Chain free
- Private entrance
- Two working marble fireplaces
- High Ceilings



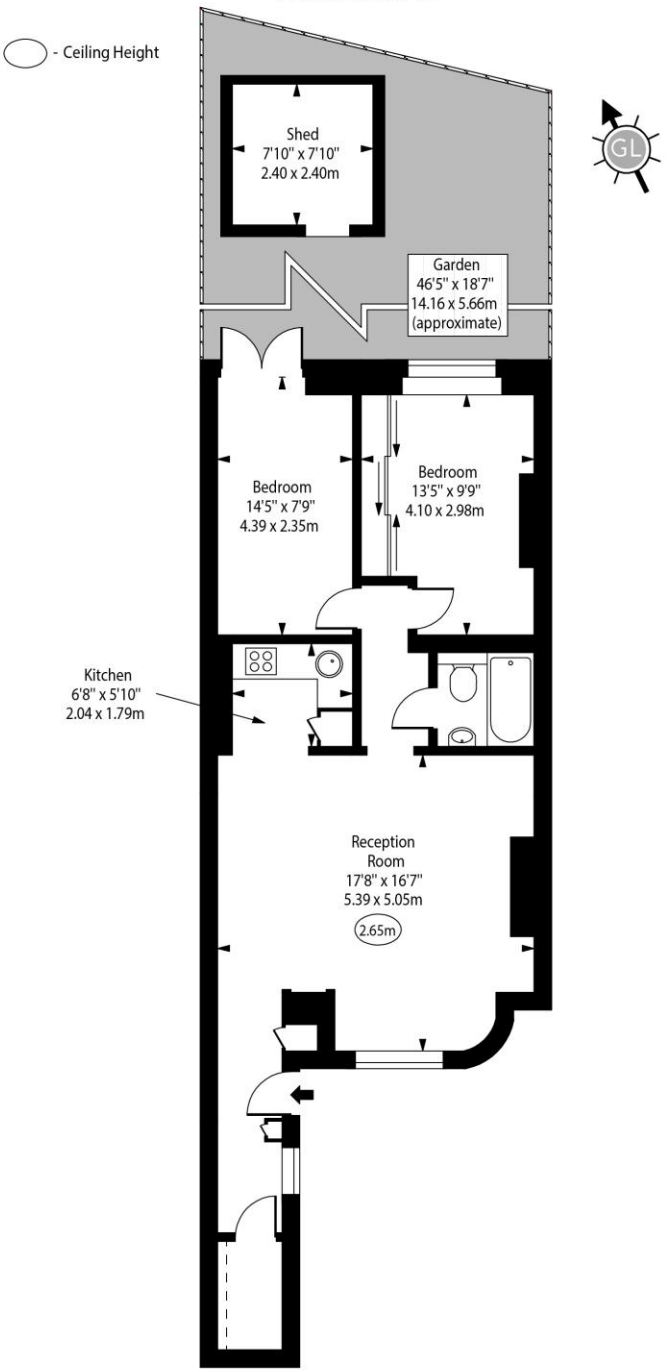
Tenure: Leasehold 103 years 10 months
Service Charge: £2,330 pa
Ground Rent: £150 pa
Local Authority: City Of Westminster
Council Tax Band: D



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Lanhill Road, W9



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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