



Lydford Road, London W9

£3,315 Per Month

No HMO Licence

Compton Reeback are delighted to bring to the market this split-level maisonette, benefiting from its own private entrance and a fantastic private terrace to the rear.

The property comprises a spacious reception room leading through to a modern kitchen with breakfast bar. The upper floor offers two generous double bedrooms, a well-proportioned third bedroom/study with direct access onto the private terrace and a large family bathroom complete with both a fitted shower and bath.

Further benefits include beautiful wood flooring throughout the main living areas, an abundance of natural light, wine cooler and a private entrance.

Lydford Road is a quiet, tree-lined residential street, ideally positioned for access to a range of transport links and local amenities. Queen's Park Station, providing access to the Bakerloo line and London Overground and Westbourne Park Station served by the Circle and Hammersmith & City lines are both approximately a 13-minute walk away.

Available 3rd October 2026 | Offered Furnished or Unfurnished
EPC Rating: C | Council Tax: Westminster Band E

Lydford 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	



APPROX. GROSS INTERNAL FLOOR AREA: 949 SQ FT/ 88 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOL
 THE STOP SHOP FOR PROPERTY MARKETING

MAIDA VALE

75 Castellain Road
 Maida Vale
 London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

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) = 3.29' (feet)