



## Lanhill Road, London W9

**£2,700 Per Month**

New to the market is this charming garden apartment set on a quiet residential road in Maida Vale.

The spacious two double-bedroom apartment is accessed via a private pathed patio leading to its own entrance. The property comprises a front-facing reception room, fitted kitchen, bathroom further benefitting from wood flooring, double glazed window's utility room with washer dryer and a private garden.

Lanhill Road is located just off Elgin Avenue and is conveniently positioned close to a wide selection of bars, restaurants, and the green open spaces of Paddington Recreation Ground. Excellent transport links are available from both Maida Vale and Warwick Avenue Underground stations (Bakerloo Line), each within a short walk.

Available: 28th January 2026 | Offered: Unfurnished  
EPC Rating: C | Council Tax: Westminster Band D

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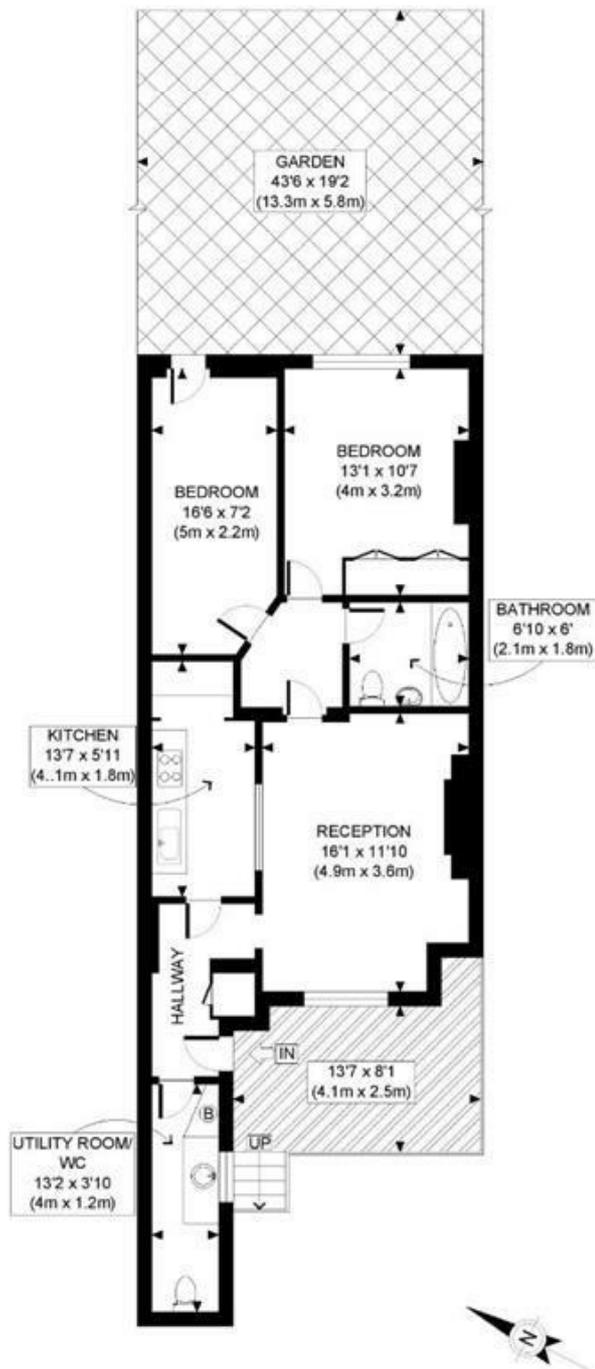


## Energy Efficiency Rating

	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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 721 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 721 SQ FT/ 67 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.

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Est. 1995

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