



Lauderdale Mansions, Lauderdale Road, Maida Vale W9

Asking Price £975,000

Rare to the market is this stunning bright and airy three bedroom, two bathroom lower ground floor garden flat set in one of Maida Vale's premier red brick mansion blocks. The property oozes charm and comprises of a beautiful master double bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes, a third bedroom/study, a fully fitted kitchen which opens up to a large dining space, a family bathroom and a spacious living room with door leading to direct access to the well maintained communal gardens. The flat further benefits from many original features such as feature fireplaces, high ceilings and wood flooring.. There is fitted storage throughout the flat including it's own allocated store room. Lauderdale Road is an attractive tree lined street moments away from the open spaces of Paddington Recreation Ground and within easy reach of the a wide selection of shops, cafes and restaurants in both Maida Vale and Little Venice as well as Maida Vale and Warwick Avenue Underground Station (Bakerloo Line) being a short walk away. Service Charge £4,524 pa in addition there is £300 pa charge cellar rental, Lease 900 years plus,. **SOLE**

AGENT

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Reception



Bedroom 1



Dining space



Bedroom 2



Kitchen



Family bathroom

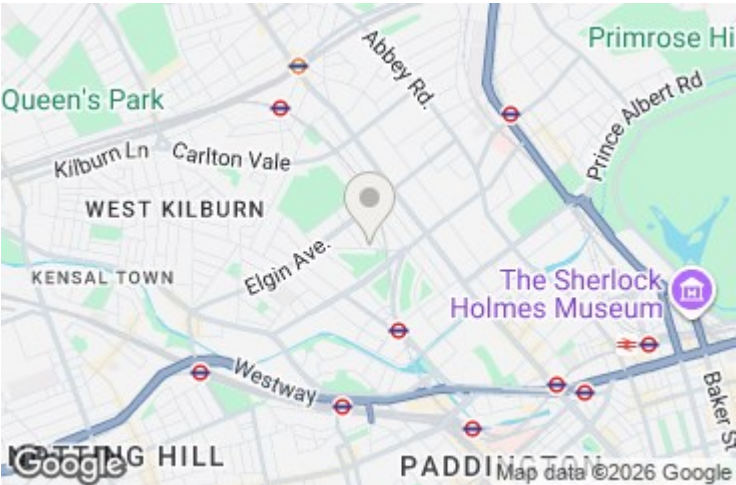


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Exterior

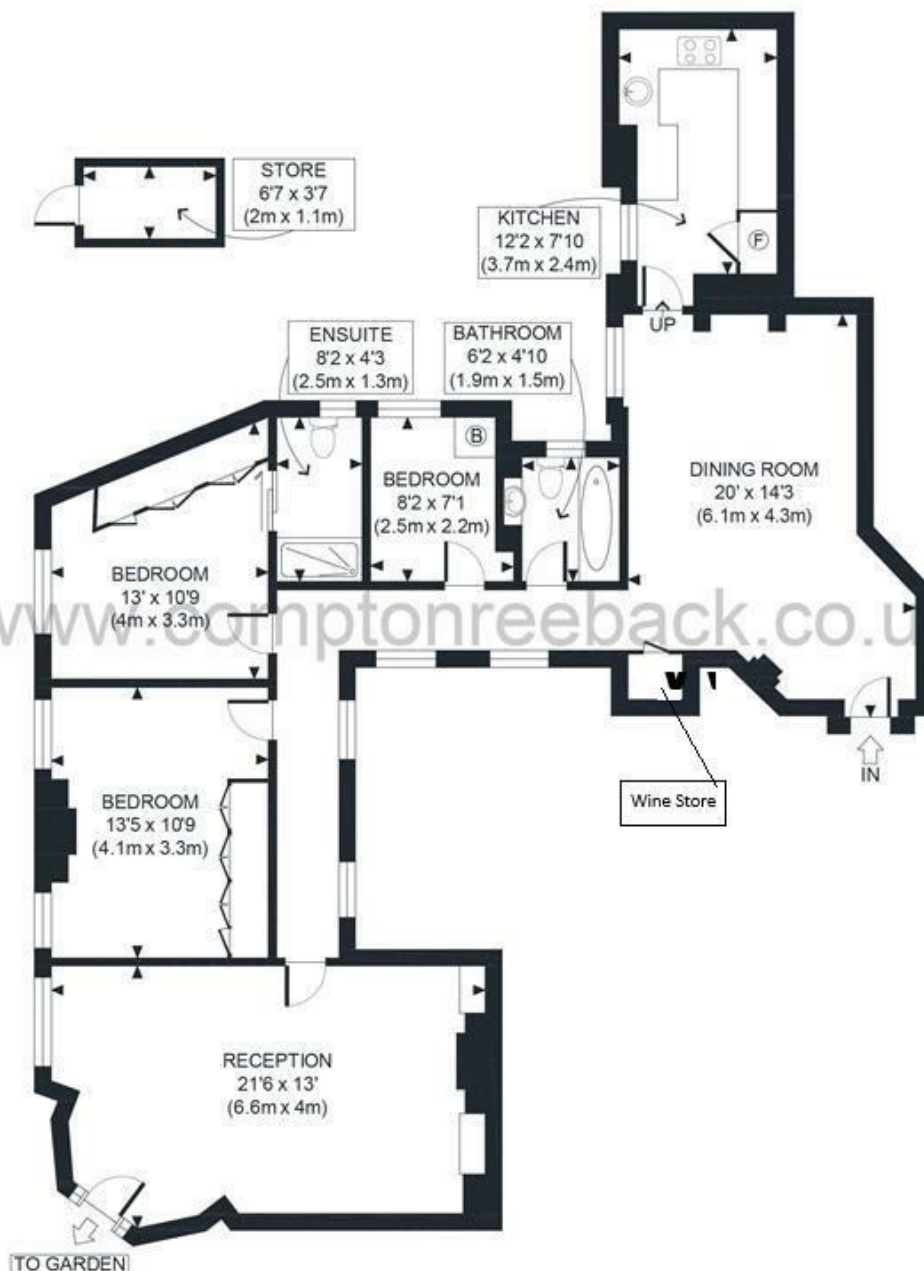


Communal gardens



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		
	61	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	53	77
England & Wales		
EU Directive 2002/91/EC		



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1100 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORE 1124 SQ FT / 104 SQM

APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE 1100 SQ FT / 102 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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