



# Lanhill Road

Little Venice, W9

£2,500 per month  
(£576.92 per week)

A spacious one double bedroom lower basement apartment with private garden close to Maida Vale and close proximity to Westbourne Park and Warwick Avenue Underground Stations.

**CHESTERTONS**



# Lanhill Road

## Little Venice, W9

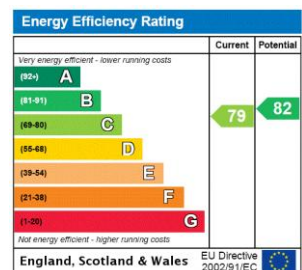
- Well Maintained Victorian Conversion
- One Bedroom
- Large Private Garden
- Moments To Maida Vale
- 687 SQFT



A spacious one double bedroom lower basement apartment with private garden close to Maida Vale and close proximity to Westbourne Park and Warwick Avenue Underground Stations.

The property has wooden floors throughout and the accommodation comprises: Entrance Hall, Large bedroom with good storage space, contemporary bathroom, Semi-open plan kitchen leading to reception room with exposed brick walls leading to a large private garden.

**Minimum Term:** 12 months  
**Deposit Required:** 5 weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** E  
**EPC Rating:** C  
**Unfurnished**



### Chestertons Little Venice Lettings

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicelettingsusers@chestertons.co.uk  
02072662369  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

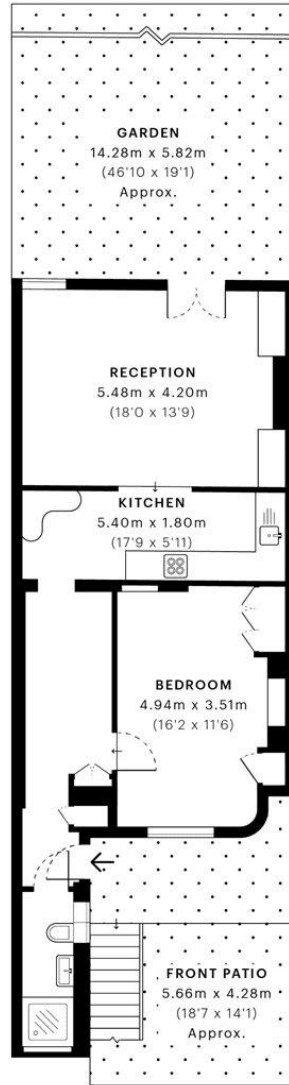


# Lanhill Road, W9

CAPTURE DATE 04/08/2022 LASER SCAN POINTS 79,776,826

GROSS INTERNAL AREA

63.84 sqm / 687.17 sqft



— Lower Ground Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**63.84 sqm / 687.17 sqft**

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
**60.28 sqm / 648.85 sqft**

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.00 sqm / 0.00 sqft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
**0.26 sqm / 2.80 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 63.43 sqm / 682.75 sqft  
IPMS 3C RESIDENTIAL 60.37 sqm / 649.82 sqft

SPEC ID: 62e8fc43d394b0de65165ea

