



**Lauderdale Road, Maida Vale W9**

**£1,195,000**

A beautifully presented first floor 2 bedroom ( Formerly Three bedroom ) apartment of some 1022 Sqft within this popular period mansion block. The apartment further benefits from bright accommodation including a 23' south facing through reception room with bay window and feature fireplaces and access to balcony, fully fitted kitchen, Modern bathroom, Master bedroom with built-in wardrobes and en suite shower, the apartment also has many period features including high ceilings, fireplaces and corning to ceiling. The block has a lift together with recently having exterior renovations carried out over the past few years and provides well kept communal hallways and gardens to the rear. The apartment is conveniently positioned opposite local shops and restaurants on Lauderdale Road with Maida Vale underground station ( Bakerloo Line ) being a few minutes away and the open spaces of Paddington recreation sports ground. Council tax Band F. Leasehold with unexpired lease of 900+ years. Viewing is highly recommended. SOLE AGENTS.

# Lauderdale Road, Maida Vale W9

## Reception



## En - Suite



## Kitchen



## Bedroom 2

Double (Double)



## Bedroom 1

Double (Double)



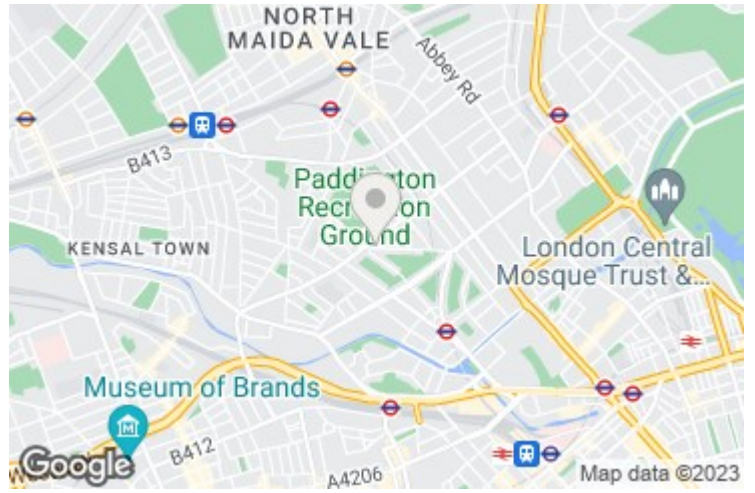
## Bathroom





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## Balcony



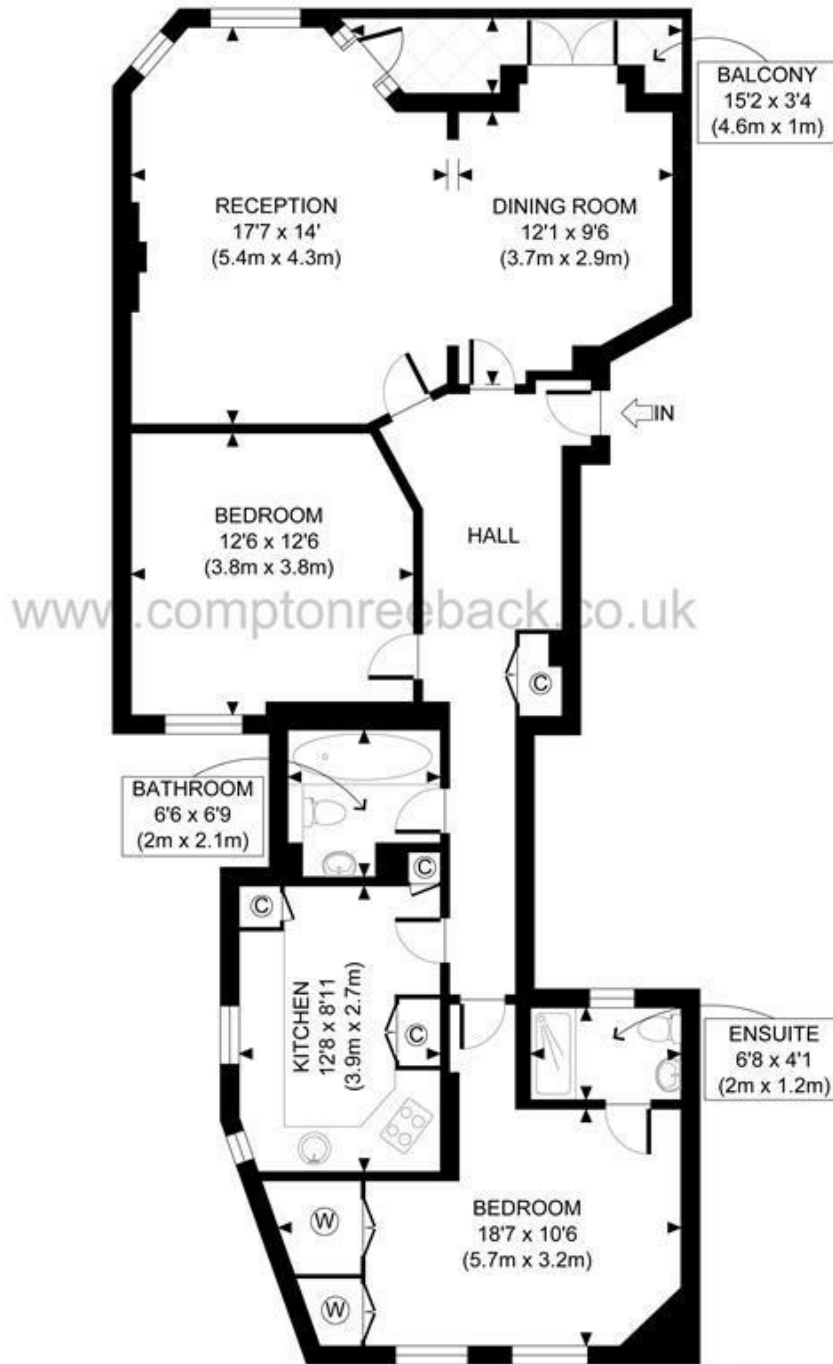
## Exterior



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	69	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Communal garden





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1022 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT / 95 SQM</b></p> <p>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</p>	<p>Lauderdale Mansions</p>
	<p>date 05/07/22</p>
	<p>photoplan </p>

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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)