



## Lauderdale Mansions, London W9

**Asking Price £900,000**

Compton Reeback are pleased to offer this three Bedroom third floor apartment situated in the ever popular Lauderdale Mansions with the added benefit of a lift. The flat boast delightful reception room with access to balcony, bedroom also with access to balcony, two further bedrooms (one with walk in dressing area), kitchen, bathroom with separate guest W/C. Ideally located close to the shops and cafes of Lauderdale Parade together with schools, open spaces of Paddington Recreational Ground together with Maida Vale Underground Station nearby (Bakerloo Line) and Paddington Station with the new Elizabeth line into the city. Tenure: Leasehold. Lease Expires 2166 (148 years remaining), Service Charge £7,567 pa, Council Tax Band F. SOLE AGENTS

# Lauderdale Mansions, London W9

## Reception Room



## Bedroom 2



## Kitchen



## Bedroom 3



## Bedroom 1



## Bathroom



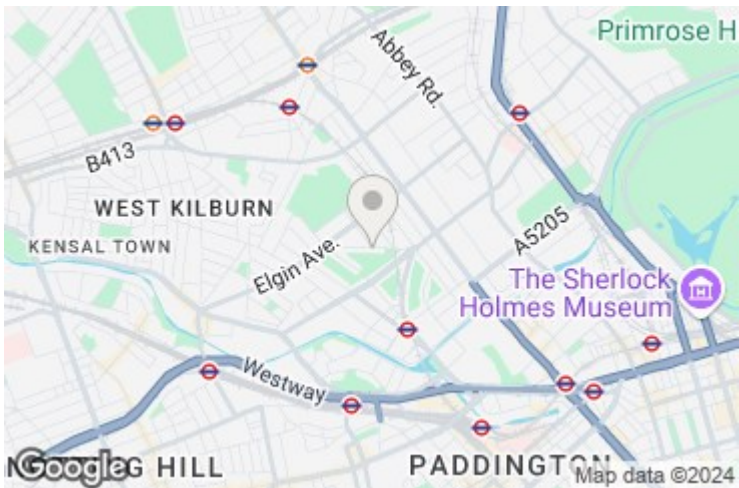


# Lauderdale Mansions, London W9

## Balcony

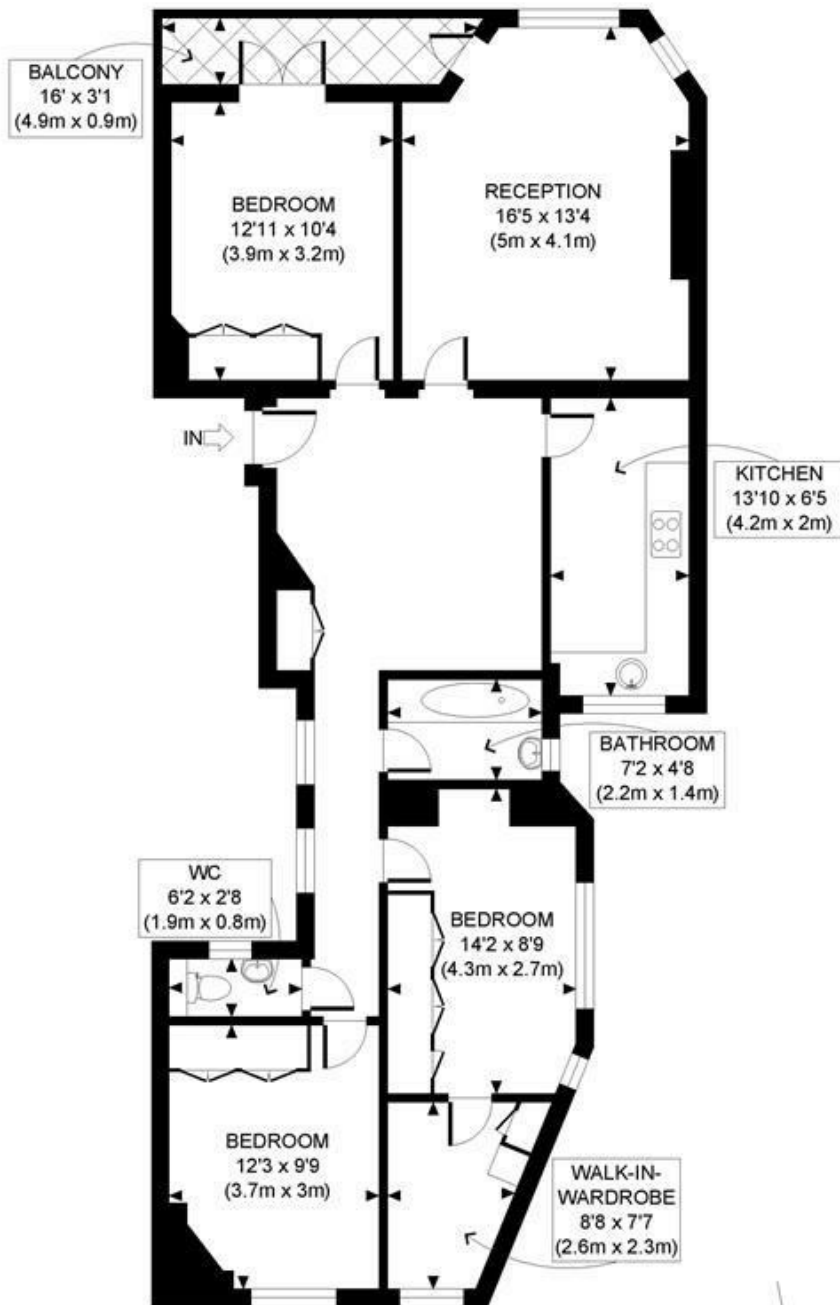


## Exterior



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			
		65	81
England & Wales		EU Directive 2002/91/EC	

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



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1028 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1028 SQ FT/ 96 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

Registered Name: Compton Reeback Limited Registration Number: 6880098  
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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) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)

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