



Lanhill Road, Maida Vale W9

£424,950

This exceptionally bright and airy large one double bedroom flat is set on the top floor of this well maintained conversion property. Comprising of a spacious lounge / living room with dining space, a separate fitted kitchen, a double bedroom with built-in wardrobes / storage and a modern tiled bathroom with shower. Lanhill Road is off Elgin Avenue which is conveniently located only moments from the shops, bars and restaurants of Warwick Avenue with the nearest Stations being both Maida Vale and Warwick Avenue (Bakerloo line) with Paddington Mainline Railway Station close at hand. The property is offered with no chain, vacant possession. Council tax Band C. Share of Freehold with Lease of 961 years unexpired, Service charge approximately £800 per annum **SOLE AGENTS.**

Lanhill Road, Maida Vale W9

Reception



Hallway



Kitchen

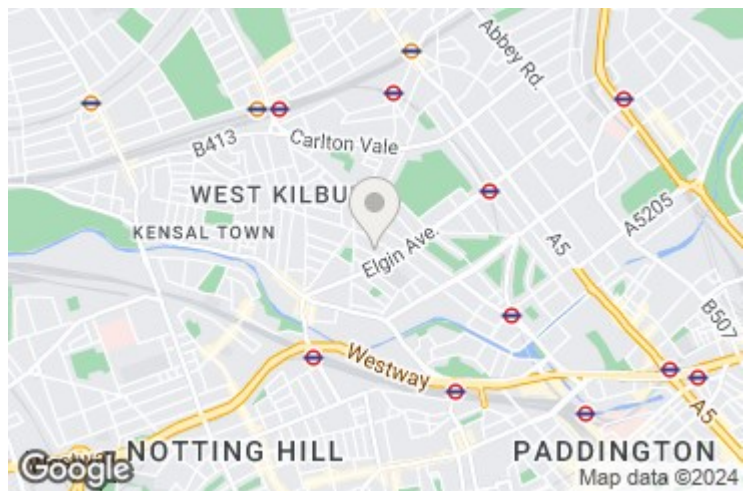
Open Plan (Open Plan)



Exterior

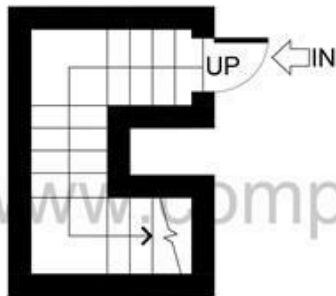


Bedroom

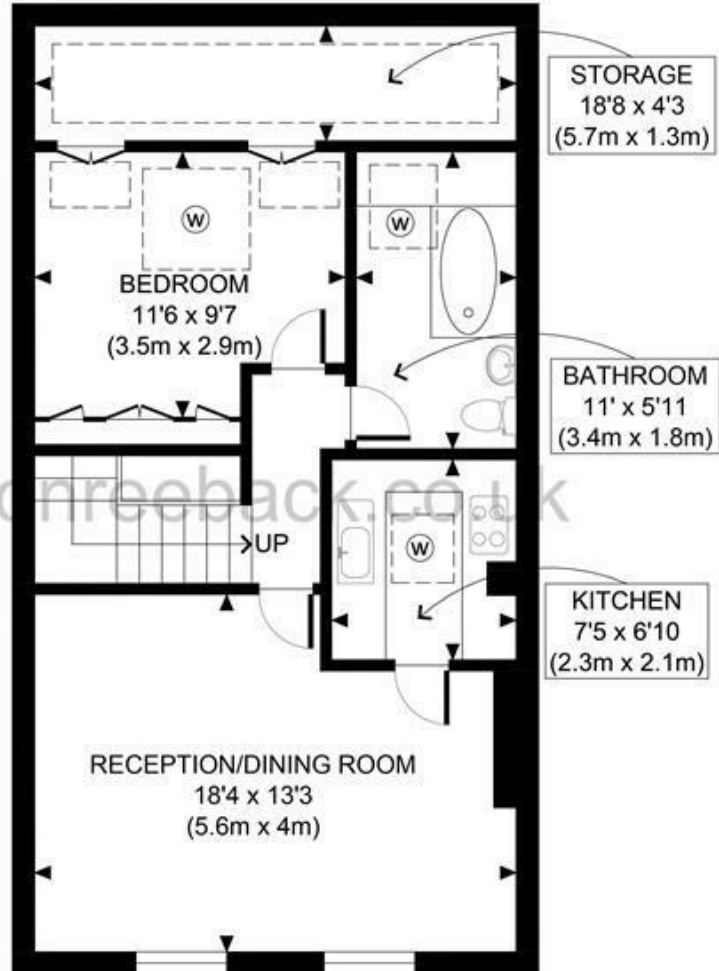


Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Target
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	51
(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	
EU Directive 2002/91/EC	



GROSS INTERNAL
FLOOR AREA 43 SQ FT



GROSS INTERNAL
FLOOR AREA 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 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

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

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