



Lauderdale Road, London W9

£775 Per Week

A beautifully presented first floor 2 bedroom (Formerly Three bedroom) apartment of some 1022 Sq ft within this popular period mansion block. The apartment further benefits from bright accommodation including a 23' south facing through reception room with bay windows and access to balcony, fully fitted kitchen, Modern bathroom, Master bedroom with built-in wardrobes and en suite shower room. The apartment also has many period features including high ceilings, feature fireplace and corncicing to ceiling. The block has a lift 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. Available towards the end of January on a furnished basis. EPC rating C. Council tax Band F.

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Reception



En - Suite



Kitchen



Bedroom 2 Double (Double)



Bedroom 1 Double (Double)

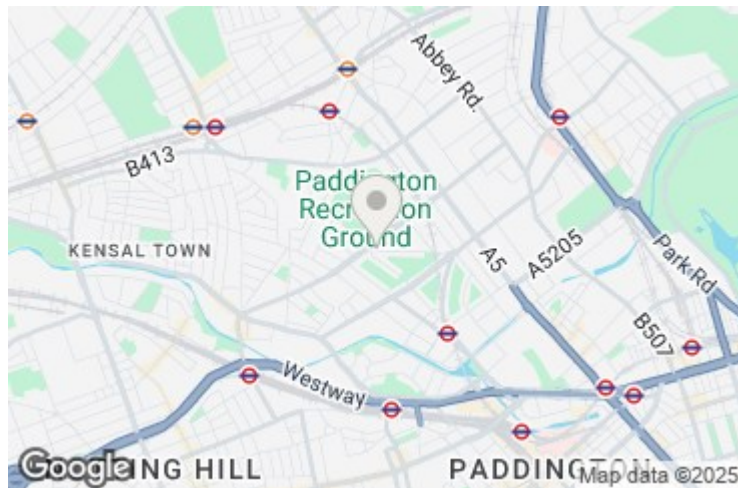


Bathroom



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Balcony



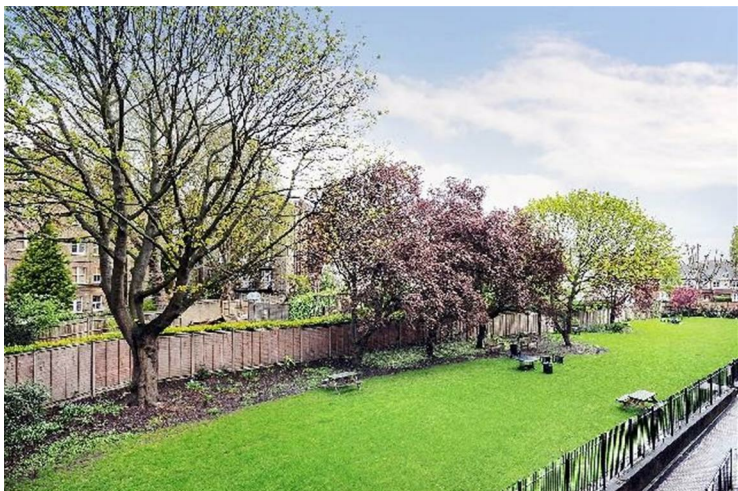
Exterior

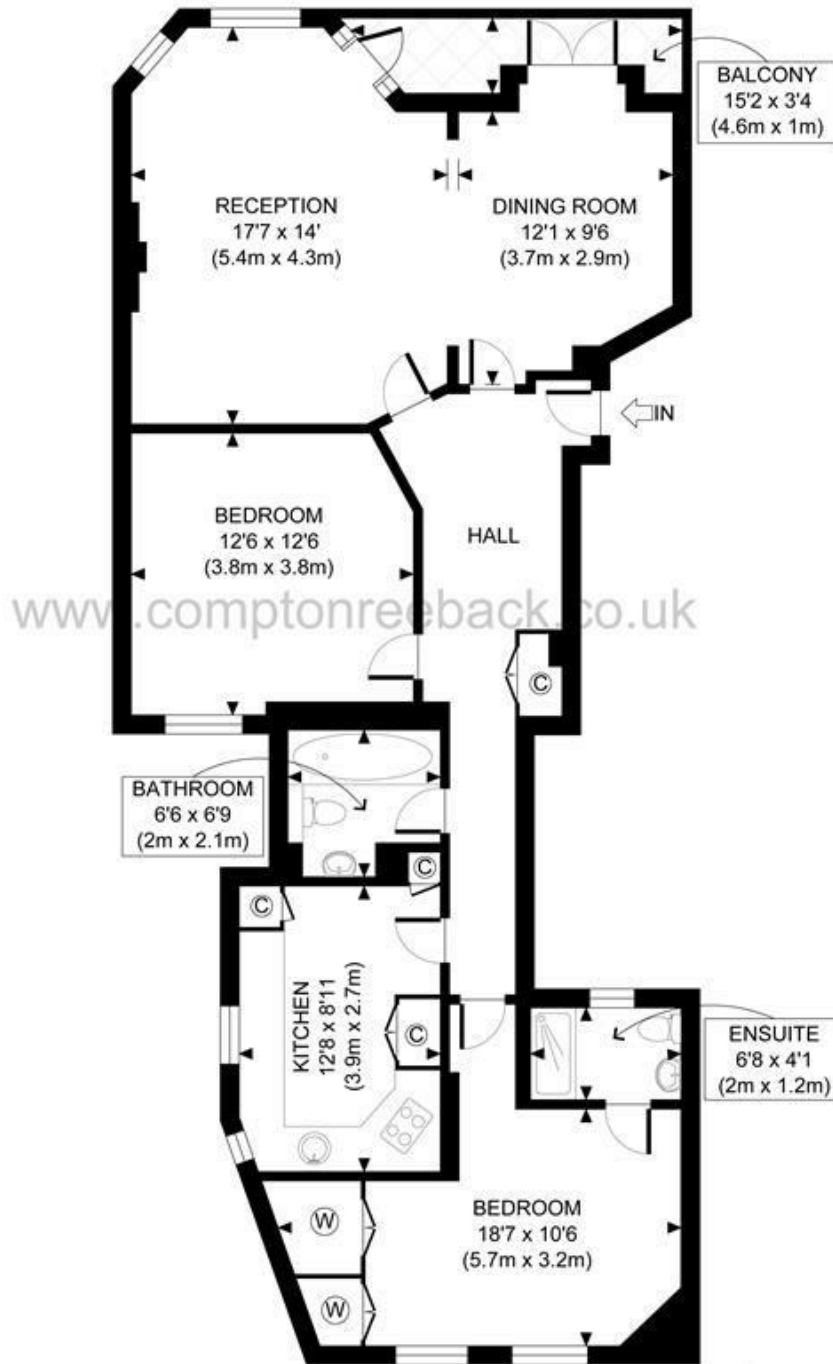


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
England & Wales	EU Directive 2002/91/EC

Communal garden





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1022 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT / 95 SQM</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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