



Lanhill Road, London W9

Asking Price £615,000

A delightful and immaculate refurbished two Bedroom apartment situated on the raised ground floor of this period house ideally located in a quiet turning just off Elgin Avenue. The flat boasts reception with high ceilings and wood flooring semi open planned to fully fitted kitchen, both bedrooms leading out to balcony have under floor heating and a fully tiled family bathroom as well as ample storage. Unexpired Lease 67 years with expectation that it will be extended shortly to 999 years. Share of Freehold, Current service charge £2800 Per Annum, Council tax band D.
SOLE AGENTS.

Lanhill Road, London W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1

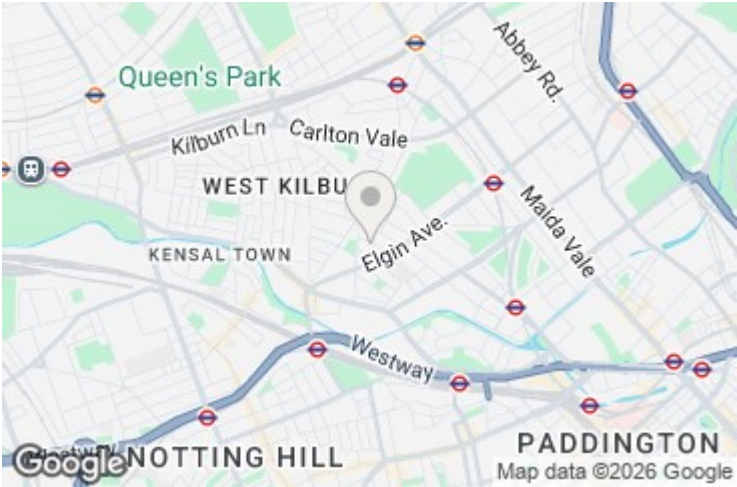


View



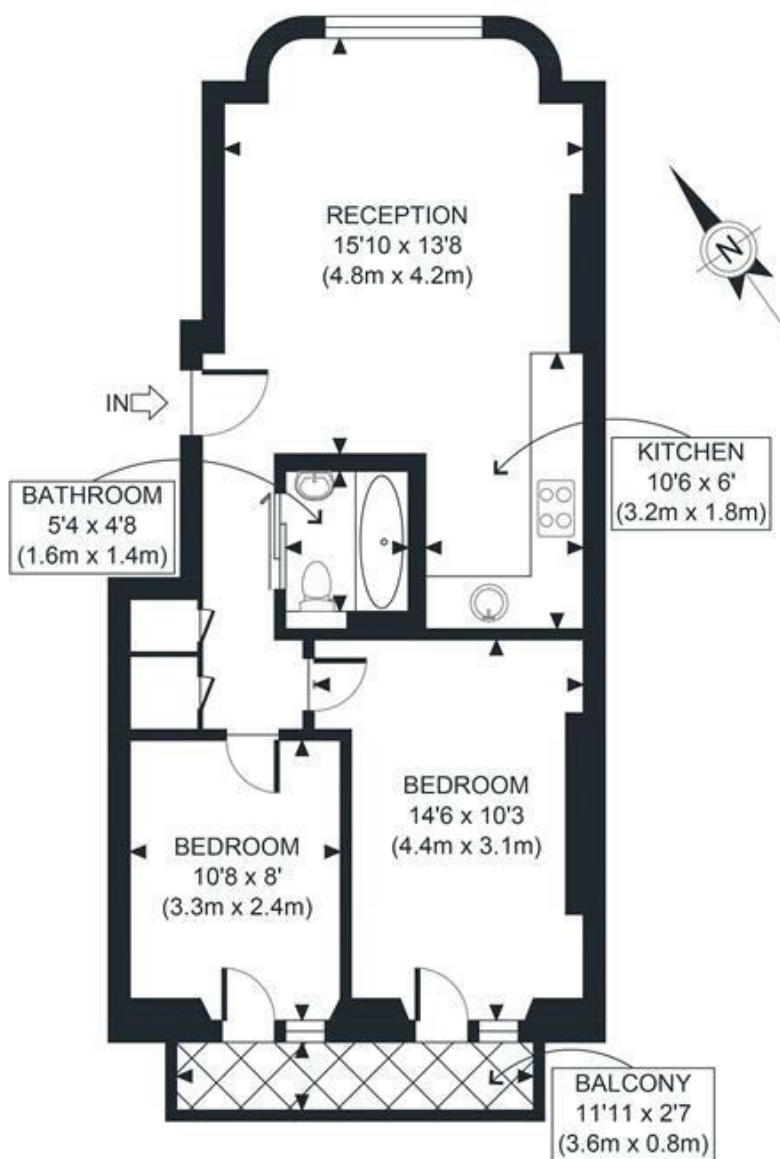
Exterior

Lanhill Road, London W9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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		
	Current	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		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 568 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 568 SQ FT / 53 SQM		Lanhill Road	
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		date	05/12/22
		photoplan 	

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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) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

comptonreeback.co.uk