



## Lauderdale Mansions, Maida Vale, W9

**£2,400,000**

A stunning four bedroom third and top floor apartment situated within this popular and well maintained red bricked mansion building, Lauderdale Mansions South. The apartment has been completely refurbished to a high standard with beautiful views and has incredible entertaining space in the form of a reception room with stylish open-planned fitted kitchen with granite work tops and direct access to spacious south aspect roof terrace and further comprises, utility area with washing machine / dryer and built-in cupboards and separate cloakroom with shower. Bespoke staircase leading down to bedrooms including Main bedroom with pocket door leading to dressing area with wardrobes through to en-suite shower room. two further bedrooms with Jack and Jill doors to spacious bathroom, separate guest cloakroom, Wood flooring, double glazed sash windows throughout and the use of well manicured communal gardens. Positioned conveniently to local shops and cafes along Maida Vale together with Maida Vale underground station ( Bakerloo line ) being just moments away. Share of Freehold with 969 Years Remaining, Service charge - £7000 Per Annum Council Band F.

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Reception room



En - Suite



Kitchen



Bedroom 2



Bedroom 1



Bedroom 3



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Bedroom 4 / Study



Hallway



Family bathroom



Dining area

Communal gardens



Roof Terrace



Exterior



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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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 994 SQ FT

GROSS INTERNAL  
FLOOR AREA 584 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1578 SQ FT/ 147 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.

**MAIDA VALE**

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

[comptonreeback.co.uk](http://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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