



## Lauderdale Mansions,, Maida Vale W9

**£725,000**

Situated in the heart of Maida Vale is this fantastic two double bedroom, two bathroom apartment with direct access to beautifully landscaped communal gardens. Set in one of Maida Vale's premier red brick mansion blocks the flat is close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as the open spaces of Paddington Recreation Ground. The property comprises a reception with open plan fitted kitchen, a master double bedroom boasting ample storage, direct access to the well manicured large communal gardens and en-suite bathroom, the second double bedroom has great fitted wardrobes as well as access to a small patio area and guest shower room with W.C. The apartment is within close proximity to local cafes and shops along Lauderdale Parade and Castellain Road being moment away. Sole Agents.

# Lauderdale Mansions,, Maida Vale W9

**Reception room:**



**En-Suite:**



**Kitchen:**



**Bedroom 2:**



**Bedroom 1:**



**Bathroom:**

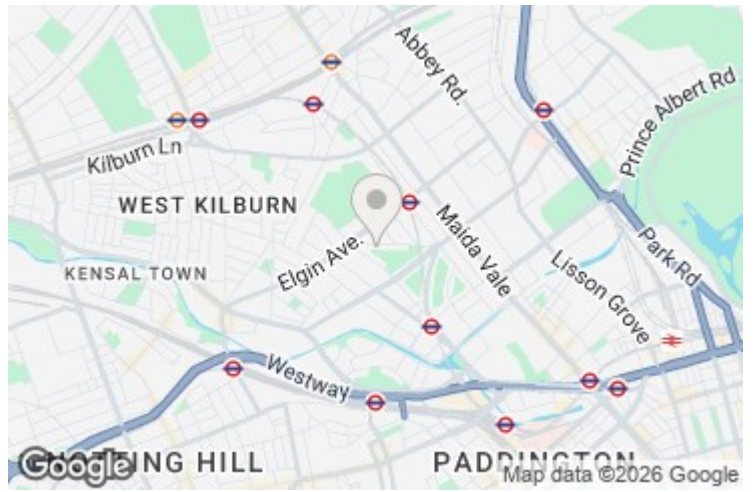
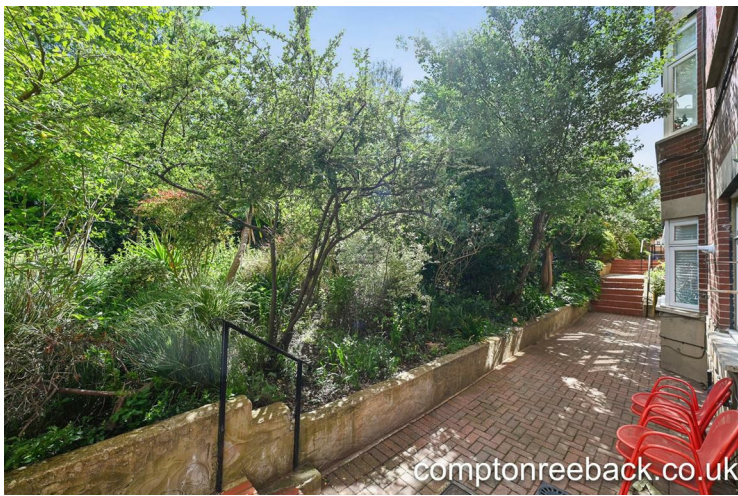


# Lauderdale Mansions,, Maida Vale W9

Exterior:



Rear patio

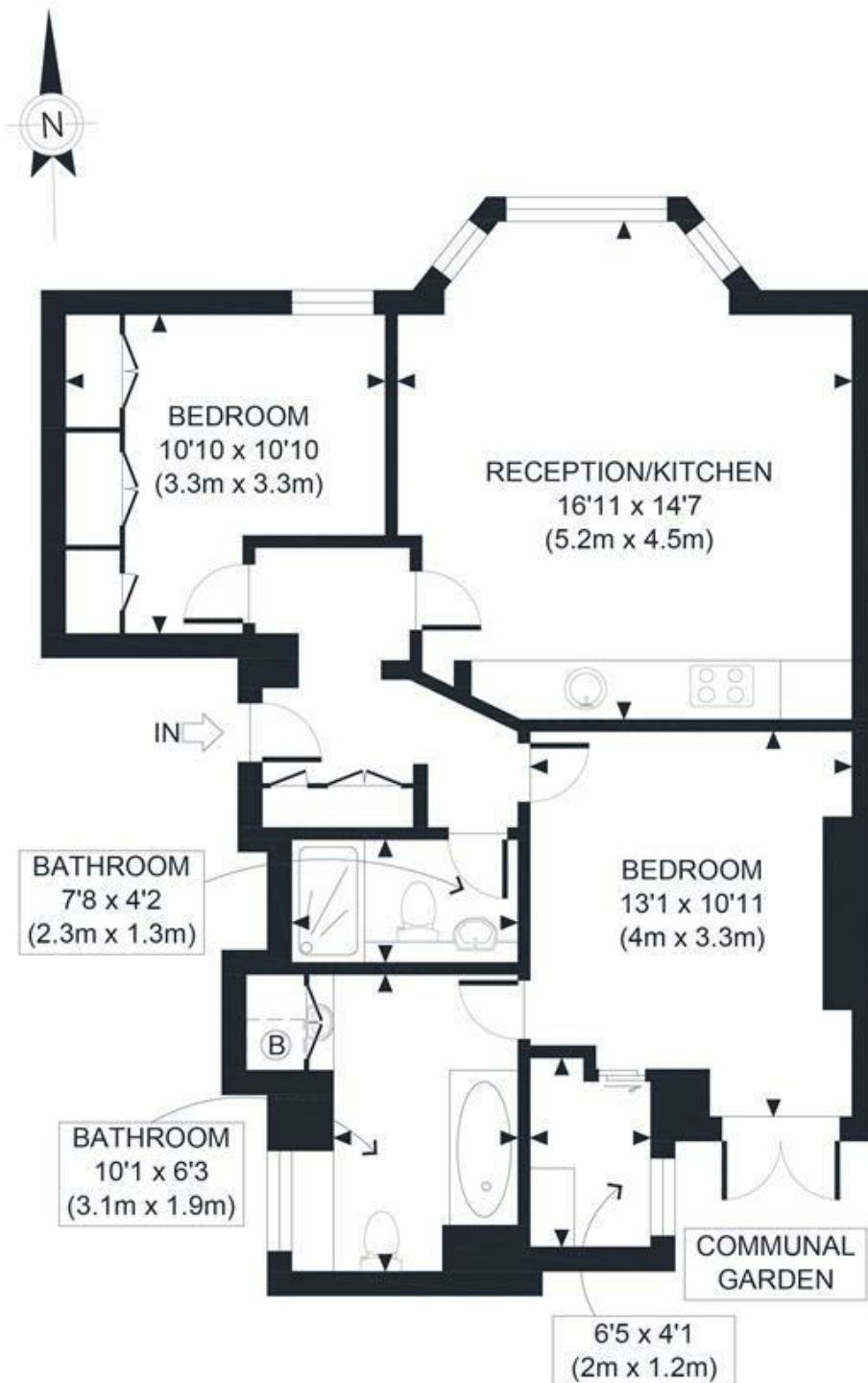


Communal garden



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Kitchen second shot



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 697 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 697 SQ FT / 65 SQM

Ref:

Copyright **photoplan**

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

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) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

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