



Lauderdale Mansions, Maida Vale, W9

£675,000

CASH BUYERS ONLY . . . A spacious first floor three bedroom apartment within this fine Mansion block on one of Maida Vales favoured Roads. The apartment requires full modernisation and has a bright South aspect reception room with Bay window and access to Balcony, Kitchen with adjoining pantry room, Bathroom with separate W/C, The property also benefits from high ceilings, period features and use of communal gardens. Lauderdale Mansions is ideally located close to Maida Vale Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. LEASEHOLD with unexpired lease of 51 years. Service charges £7300 pa. Ground rent £100pa, Council tax band F. **SOLE AGENT.**

Lauderdale Mansions, Maida Vale, W9

Reception room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1

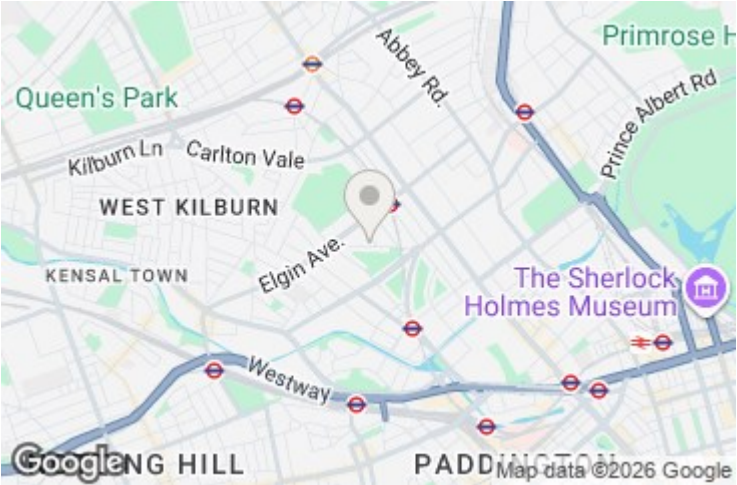


Bathroom



Lauderdale Mansions, Maida Vale, W9

Balcony



Exterior

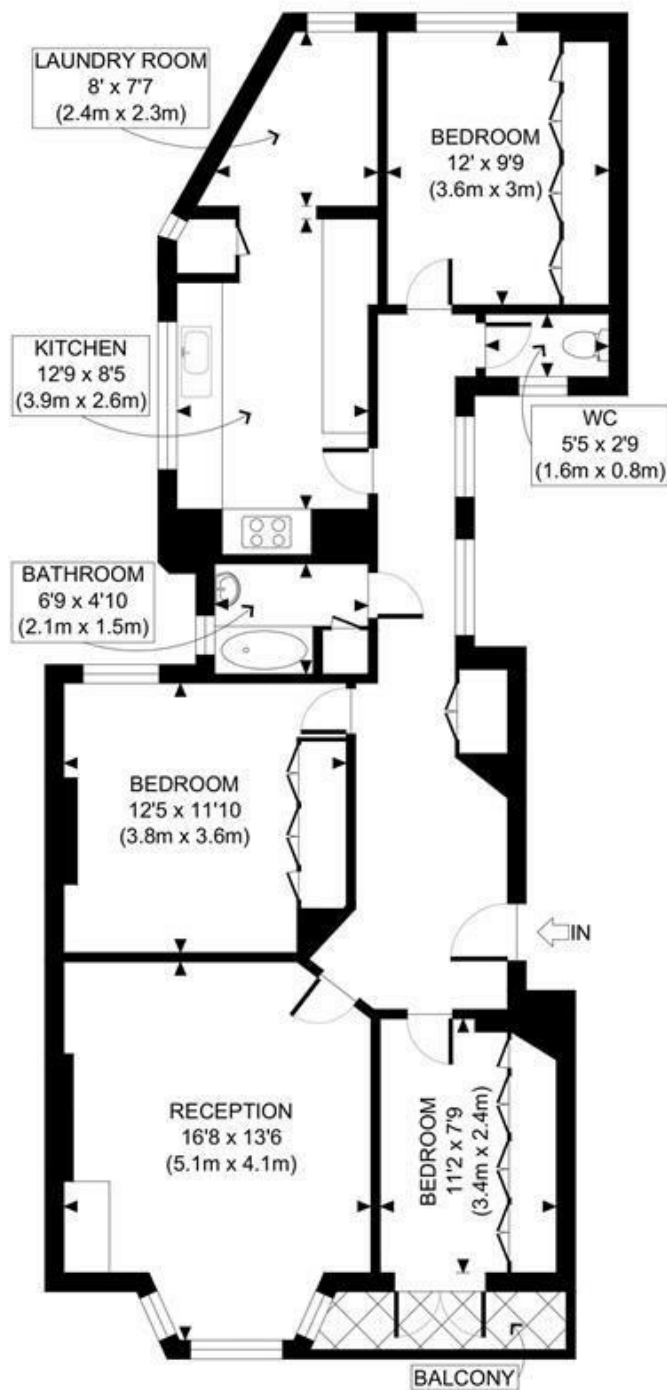


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Communal gardens





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 970 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 970 SQ FT/ 90 SQM

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.

PROPERTY PHOTO PLANS CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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

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) = 3.28' (feet)