

Lanark Road, London, W9

2 1 1

OIEO £700,000 *Share of Freehold*

A wonderful opportunity to purchase a well-proportioned two double bedrooms, top floor (entrance on the second floor) apartment forming part of a small boutique purpose-built block, with a private entrance, situated in the heart of Maida Vale. The exterior of the building has just undergone a full exterior refurbishment. The apartment offers a wealth of natural light, has extensive eves storage and is in excellent condition. The accommodation consists of a reception room, a separate fully-fitted kitchen, a bathroom suite, a principal bedroom with an en-suite shower room and a second double bedroom. The apartment offers a third room (off the reception room) which could be used as a home office or an occasional third bedroom. Lanark Road is situated close to all the amenities offered by this sought after area, including the boutique shops, cafes on Elgin Avenue, the underground (approximately 0.1 Mile) at Maida Vale (Bakerloo line) and Paddington Recreation Ground (approximately 0.3 Miles) with outstanding children's play area, tennis courts and running tracks. Please note the lease will be extended to 999 years upon completion.





Winkworth Maida Vale

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Separate Fully-Fitted Kitchen
- Third Bedroom / Office
- Family Bathroom
- Reception Room



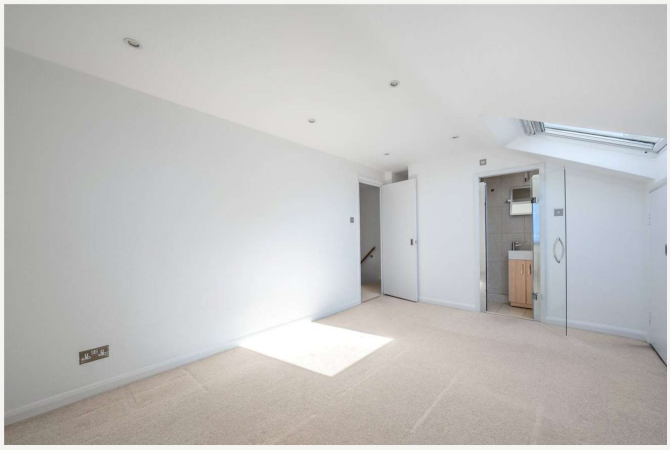
MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 28/09/2981
Service Charge: £2,490 per annum
Ground Rent: £0 Annually
Council Tax Band: E
EPC rating: C

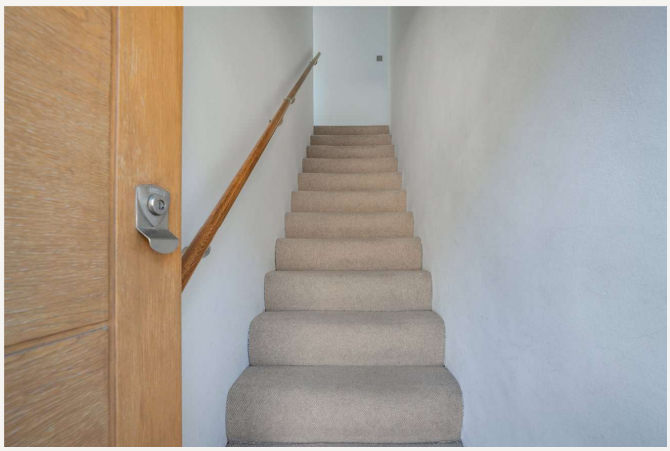


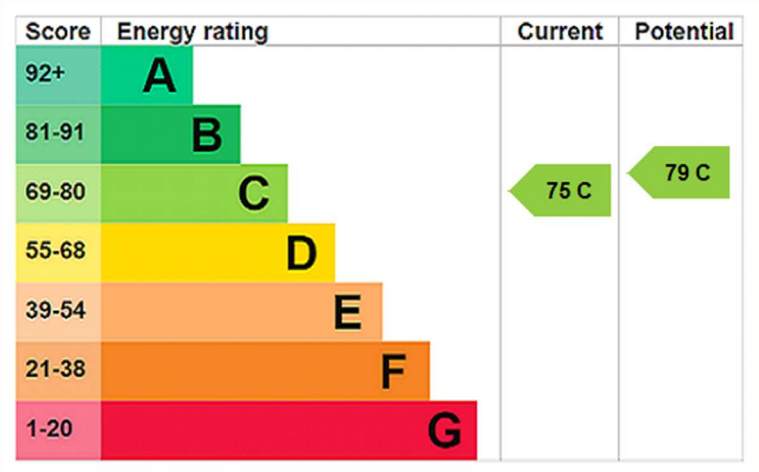
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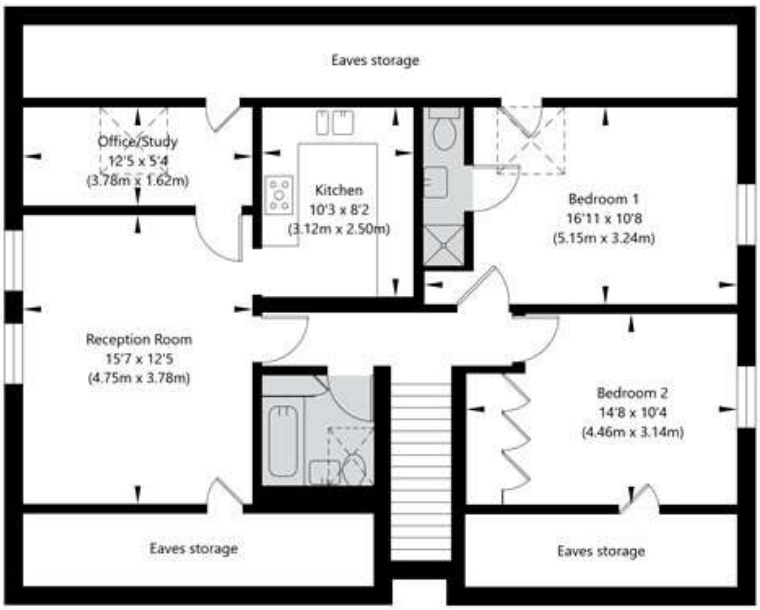


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV130001

Lanark Road, London, W9 1NX

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.59 SQ M / 835 SQ FT





Second Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 1.11 SQ M / 12 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 78.7 SQ M / 847 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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