



Lauderdale Road, London, W9

OIEO £1,275,000 *Share of Freehold*



A rare and wonderful opportunity to purchase a spacious well proportioned (approximately 1015 sq. ft.) three bedroom first floor apartment ready for immediate occupation, forming part of one of the most sought after mansion blocks in the area, with use and views of extensive communal gardens. The apartment retains some attractive features including, high ceilings, access to a balcony and use of communal gardens. The accommodation consists of a large reception room with a door leading onto a balcony, a fully fitted kitchen/breakfast room, a principal bedroom with an en-suite bathroom, second double bedroom, a bathroom suite and a third double bedroom currently being used as a dining room also with double doors opening to a balcony. Lauderdale Mansions are situated on a quiet tree lined attractive residential street, within walking distance of local shops, cafés on Lauderdale Road, Paddington Recreation Ground (Approximately 0.2 Miles) with outstanding children's play area, tennis courts, running tracks, and the underground at Maida Vale (Bakerloo line 0.3 Miles).



Winkworth Maida Vale

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KEY FEATURES

- Bedroom With En Suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Reception Room
- Kitchen
- Communal Garden
- Balcony



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 01/01/2976

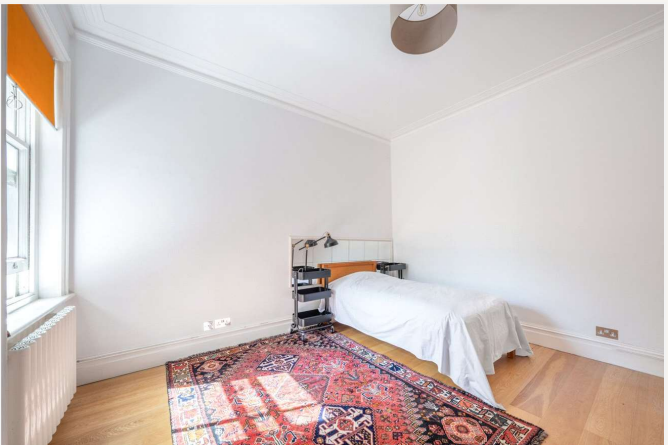
Service Charge: £5,168.24 per annum

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: F

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

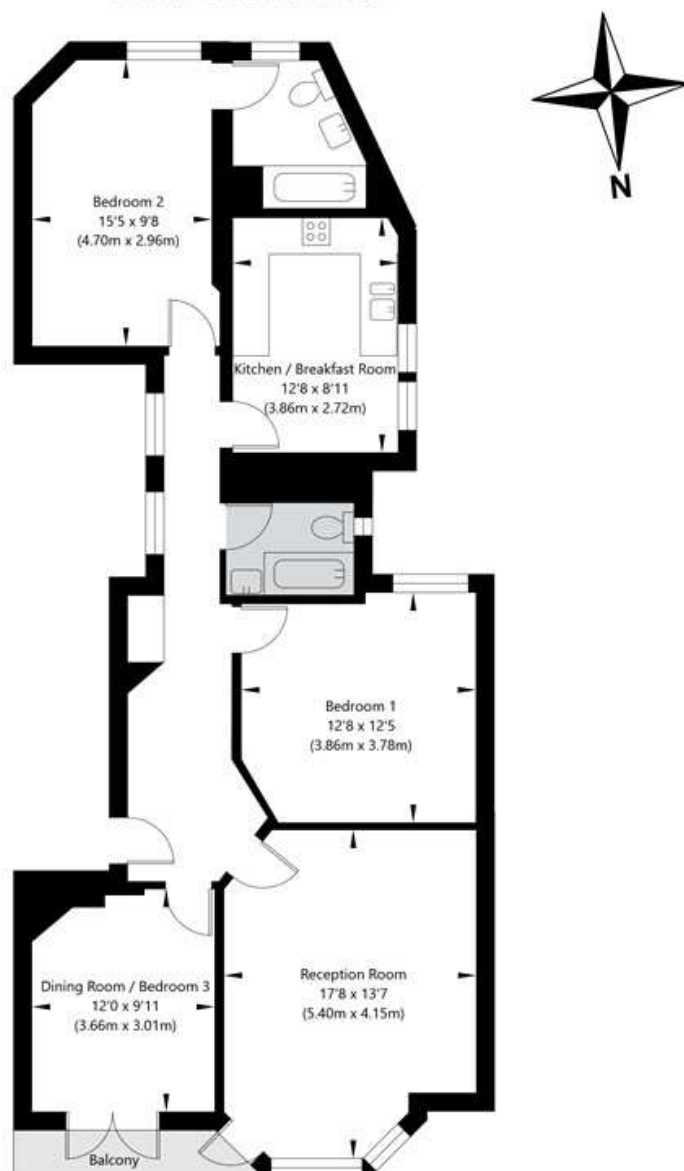
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD130337>

Lauderdale Mansions, Lauderdale Road, London, W9 1LZ

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 94.27 SQ M / 1015 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.27 SQ M / 1015 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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