



LAUDERDALE ROAD, W9 £1,195,000 LEASEHOLD

A spacious two double bedroom maisonette occupying the second and third floors of an attractive converted Victorian terraced house set in the heart of this sought after location. The apartment has well-proportioned accommodation offering a wealth of natural light, large loft storage area (not forming part of the demise), with a large kitchen/dining room. Lauderdale Road is located within close distance of all the amenities offered by this fashionable area including local boutique shops, cafes, the famous Regent's Canal (0.5 miles) and Maida Vale Underground station (Bakerloo line - 0.2 miles).

Two Double Bedrooms | Shower Room | Reception Room | Kitchen/Dining Room | Guest WC |
Leasehold

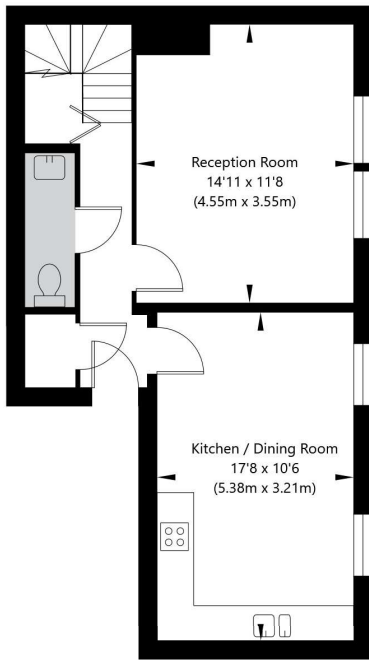
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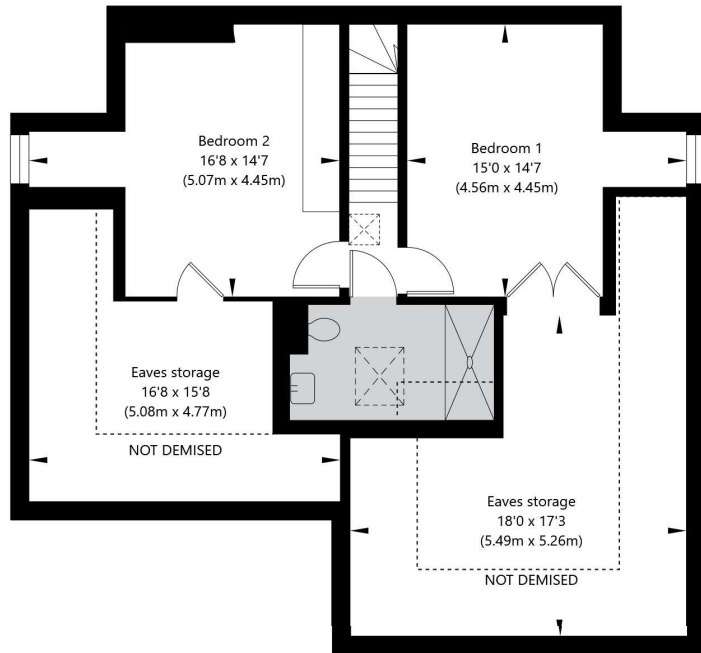
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Lauderdale Road, London W9 1LT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 45.15 SQ M / 486 SQ FT

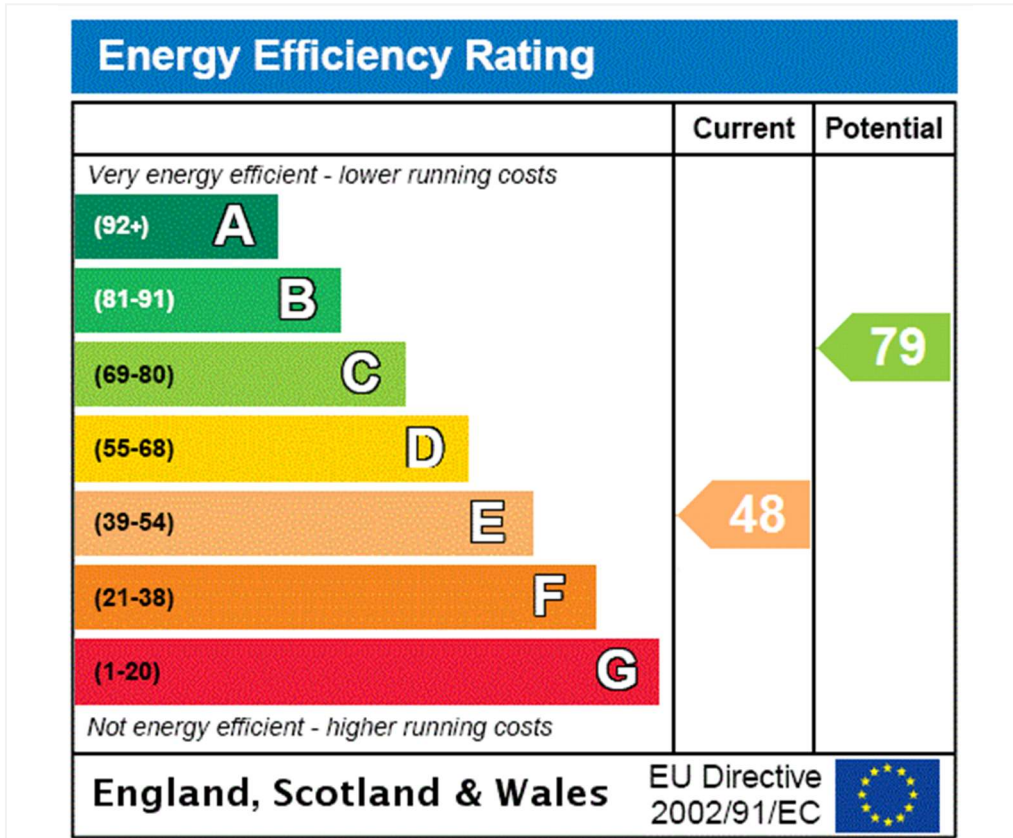


Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 44.1 SQ M / 475 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 89.25 SQ M / 961 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA INCLUDING EAVES STORAGE 109.43 SQ M / 1461 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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Tenure: Leasehold

Term: Expires - 25/12/2113

Service Charge: £1,347.2 per annum

Ground Rent: £100 annually (subject to increase)

Council Tax Band: F

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



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