



Mackenzie Lodge, London, W9

£800,000 *Share of Freehold*



Winkworth has the pleasure in offering a spacious raised ground floor two bedroom apartment with allocated parking forming part of a small boutique block, located in the heart of Maida Vale. The apartment retains some attractive features including high ceilings, full length sash windows offering a wealth of natural light, a large reception room a principal bedroom suite, a further double bedroom, second bathroom and a fully fitted kitchen. The apartment is ideally located for all the local amenities offered by this fashionable area including shops, cafes on Clifton Road (Approximately 400 ft.) the famous Regents Canal and the Underground (Approximately 0.3 Miles) at Warwick Avenue (Bakerloo Line). Mackenzie Lodge is a short walk (Approximately 0.8 Miles) from Lords Cricket Ground.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Kitchen
- Off Street Parking
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 30/09/2992

Service Charge: £3,649.92 per annum

Service Charge Note: Includes reserve fund of £1,682

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: C





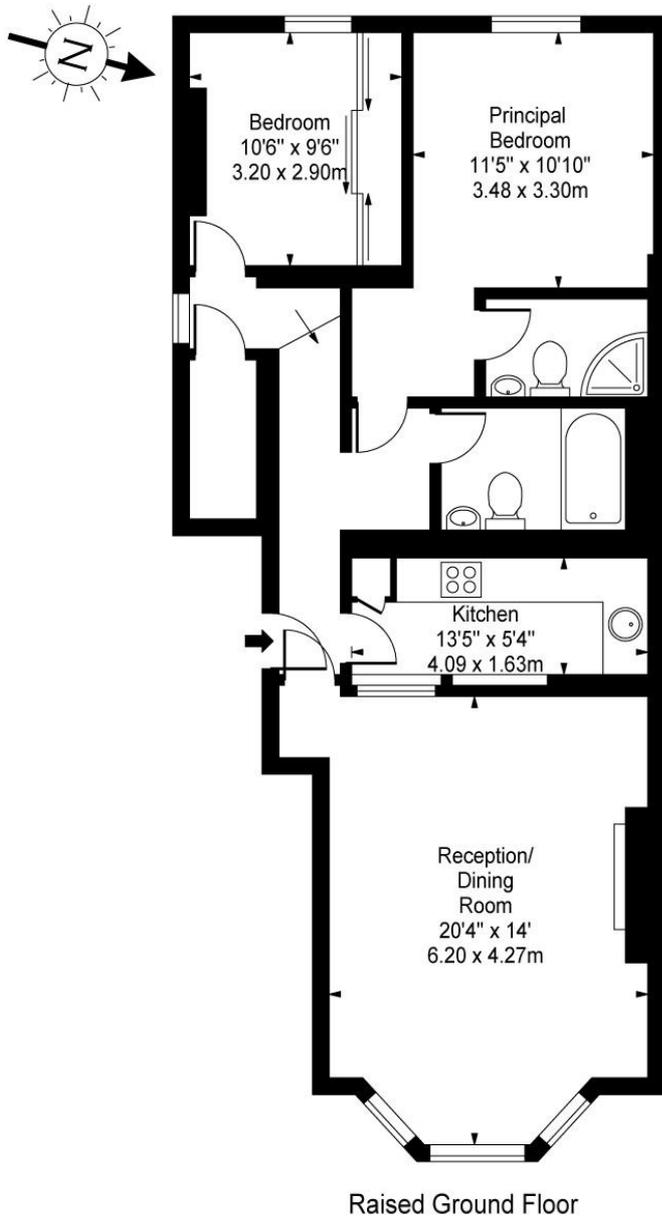
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/MDV260010>

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Approx Gross Internal Area 860 Sq Ft - 79.89 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.28775

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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