



Lanhill Road, London, W9

£595,000 *Leasehold*



An exciting opportunity to purchase a two bedroom, spacious (71.37 sq.m / 768 sq.ft) and bright top floor (second floor) maisonette on Lanhill Road, Maida Vale. Upon entering the apartment, off the central hallway is a generously sized open plan kitchen /reception space which is finished to an excellent condition as well as a well proportioned primary bedroom and modern bathroom suite. Leading up the stairs to the top floor of the maisonette, the second bedroom is both bright and spacious with Velux windows and ample eave storage. The apartment's square footage can be further increased by maximising the top floor's potential to (77.41 sq.m / 833 sq.ft), subject to receiving all necessary consents and permission. Lanhill Road is a quiet, tree lined road in Maida Vale close to shops, cafes, Paddington Recreation Ground (0.4 miles) and public transport facilities including both Westbourne Park station (Hammersmith & City Line, 0.6 miles) and Maida Vale Underground station (Bakerloo line, 0.6 miles).



Winkworth Maida Vale

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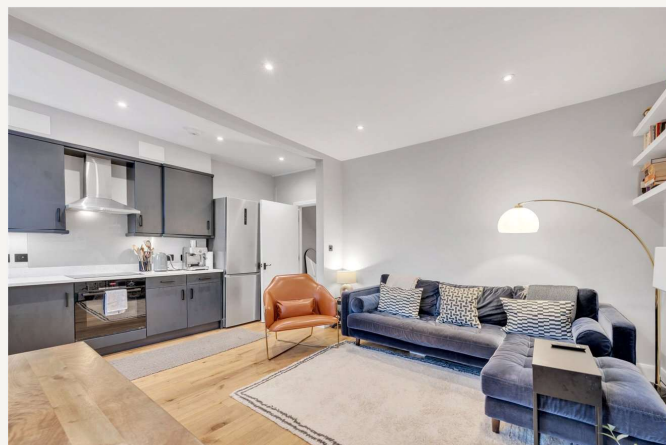
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KEY FEATURES

- Two Bedrooms
- One Bathroom
- One Reception Room
- Open Plan Kitchen
- Second Floor
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Term: 177 year and 0 months

Service Charge: £1632 per annum estimated for 2026

Ground Rent: Peppercorn

Council Tax Band: C

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

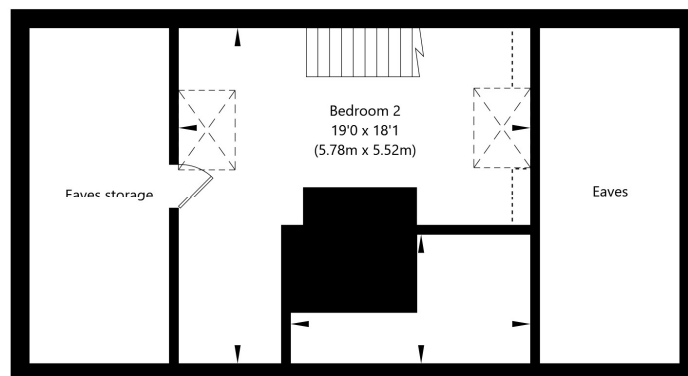
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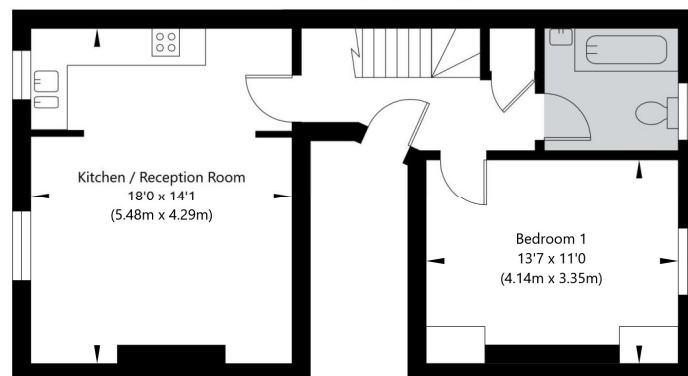
Lanhill Road, London W9 2BS

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 27.52 SQ M / 296 SQ FT



Demised - Unbuilt Area
12'11 x 6'11
(3.94m x 2.10m)

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.89 SQ M / 537 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 77.41 SQ M / 833 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING UNBUILT AREA 71.37 SQ M / 768 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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