



Lauderdale Road, Maida Vale W9



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An immaculate lateral apartment is set on the third floor of a sought-after red brick mansion block.

The property comprises a principal bedroom with fitted storage, a further double bedroom with ample storage, a third bedroom/office, a family bathroom, a separate WC, a bright reception room and a separate kitchen with fully integrated appliances. Further benefits include high ceilings, access to beautiful communal gardens covering approximately 1.5 acres, and period features.



**Asking price:** £995,000

**Tenure:** Leasehold: approximately 952 years remaining

**Service charge:** £4,808 per annum\*

**Ground rent:** £100 per annum\*

**Local authority:** City of Westminster

**Council tax band:** F





## Location

Lauderdale Mansions are ideally positioned on a quiet tree lined avenue on the south side of Lauderdale Road, with extensive communal gardens and red-brick mansion blocks from the late Victorian and Edwardian eras. This much sought-after central location allows easy access to the amenities of Little Venice, the Paddington Recreation Ground and Maida Vale Underground Station (Bakerloo line).

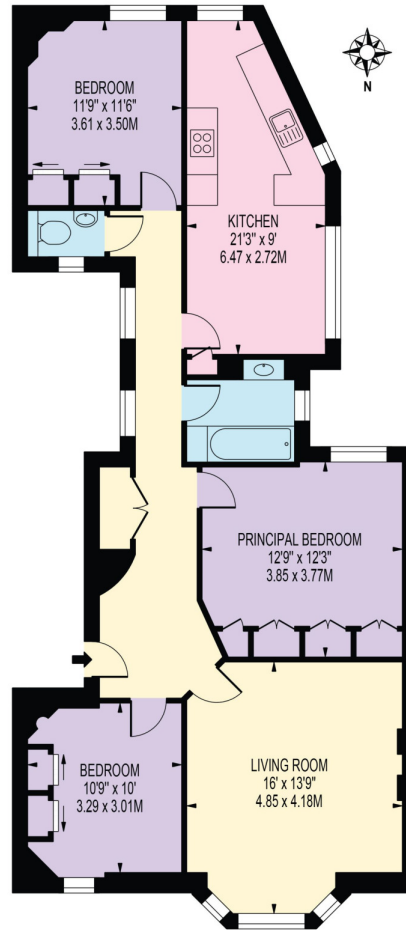
\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





## LAUDERDALE MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 981 SQ.FT - 91.15 SQ.M



THIRD FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs and videos dated December 2022.

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