



Lauderdale Road, Maida Vale W9



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# Lauderdale Road, Maida Vale W9

A wonderful second-floor, two bedroom apartment with a private balcony in this highly sought-after red brick mansion block in the heart of Maida Vale.

The property comprises two bedrooms, a bathroom, a spacious reception room and a kitchen/breakfast room. Further benefits include access to beautiful communal gardens covering approximately 1.5 acres, and period features.



**Asking price:** £850,000

**Tenure:** Leasehold: approximately 142 years remaining

**Service charge:** £5,814 per annum, reviewed annually\*

**Local authority:** City of Westminster

**Council tax band:** H



## 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 and the ground rent value/review date. You should ensure that you or your advisors make your own inquiries.







## Lauderdale Mansions, W9

Approx. Gross Internal Floor Area 810 sq ft / 76 sq m

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 April 2024. Photographs and videos dated April 2024.

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