



Lauderdale Road, Maida Vale W9



Lauderdale Road, Maida Vale W9

A wonderful second-floor, two bedroom apartment with a private balcony is set in a sought-after red brick mansion block.

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: £810,000

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).

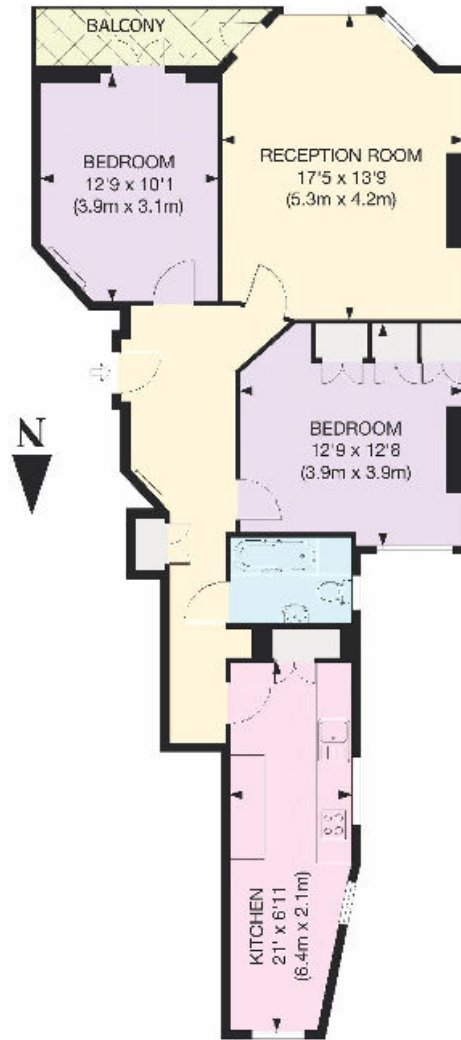
*Please note that we have been unable to confirm the next review dates for the service charge and the ground rent value/review date. You should ensure that you or your advisors make your own inquiries.











Lauderdale Mansions, W9

SECOND FLOOR
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.

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.