

Lauderdale Road, Maida Vale W9

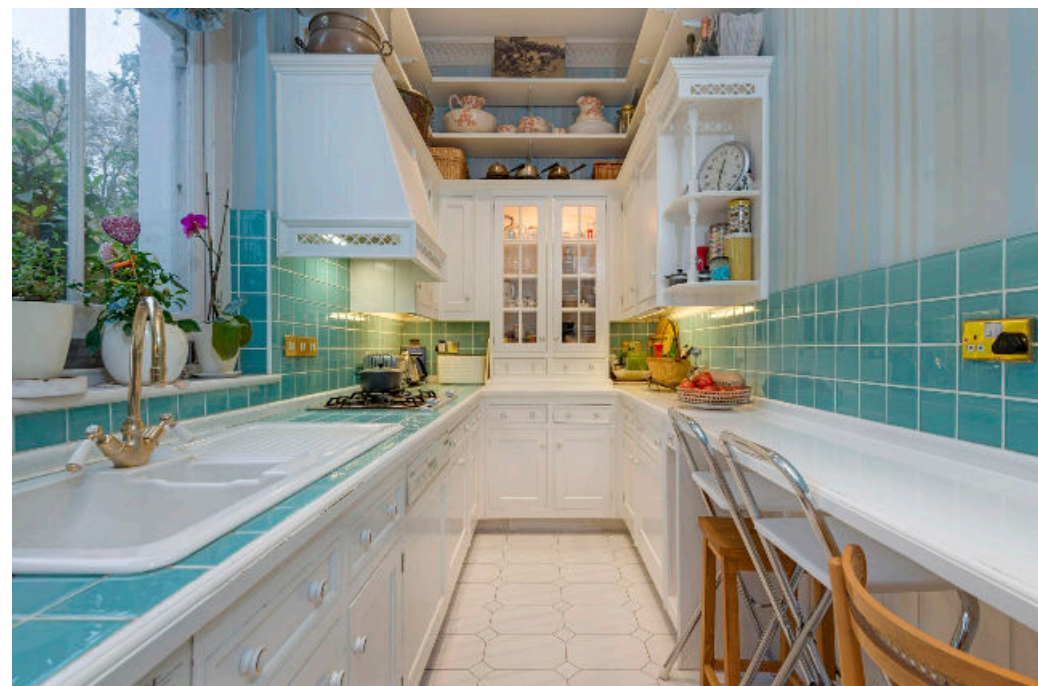




# Lauderdale Road, Maida Vale W9

An elegant two double raised ground floor apartment with outstanding ceiling height, forming part of a distinguished stucco-fronted house.

This grand apartment features an impressive drawing room with ornate cornicing, fireplace and large bay window, a separate kitchen with breakfast bar, principal bedroom with en suite bathroom and fitted wardrobes, second bedroom with fitted wardrobes and second shower room. There is a large loft space for storage.



**Guide price:** £1,495,000

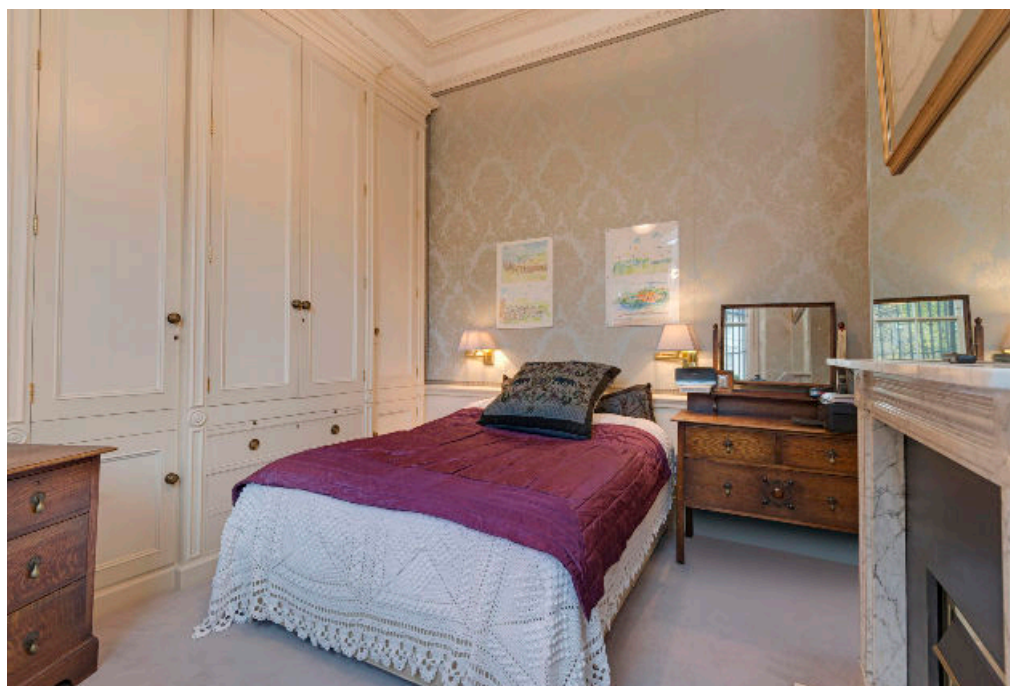
**Tenure:** Share of freehold plus leasehold, approximately 82 years remaining

**Service charge:** £8,000 per annum, reviewed annually\*

**Local authority:** City of Westminster

**Council tax band:** G



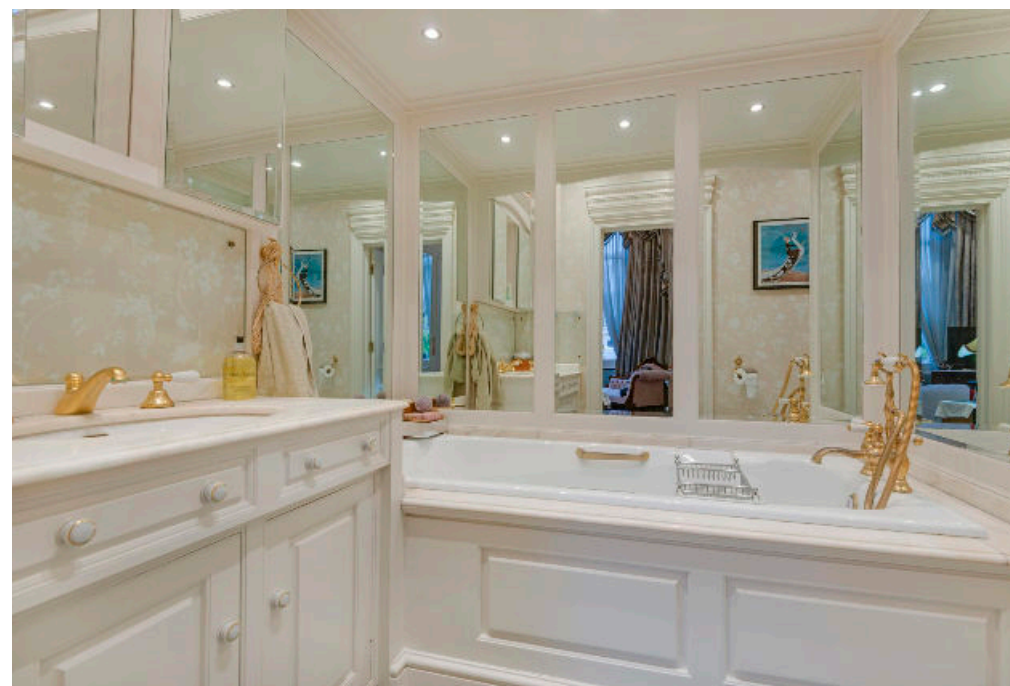


## Location

This superb property is centrally located for Warwick Avenue (0.3 miles) and Maida Vale (0.3 miles) Underground Stations (Bakerloo Line) together with the boutiques, cafes and restaurants on Clifton Road and the Regent's Canal.

All distances are approximate.

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





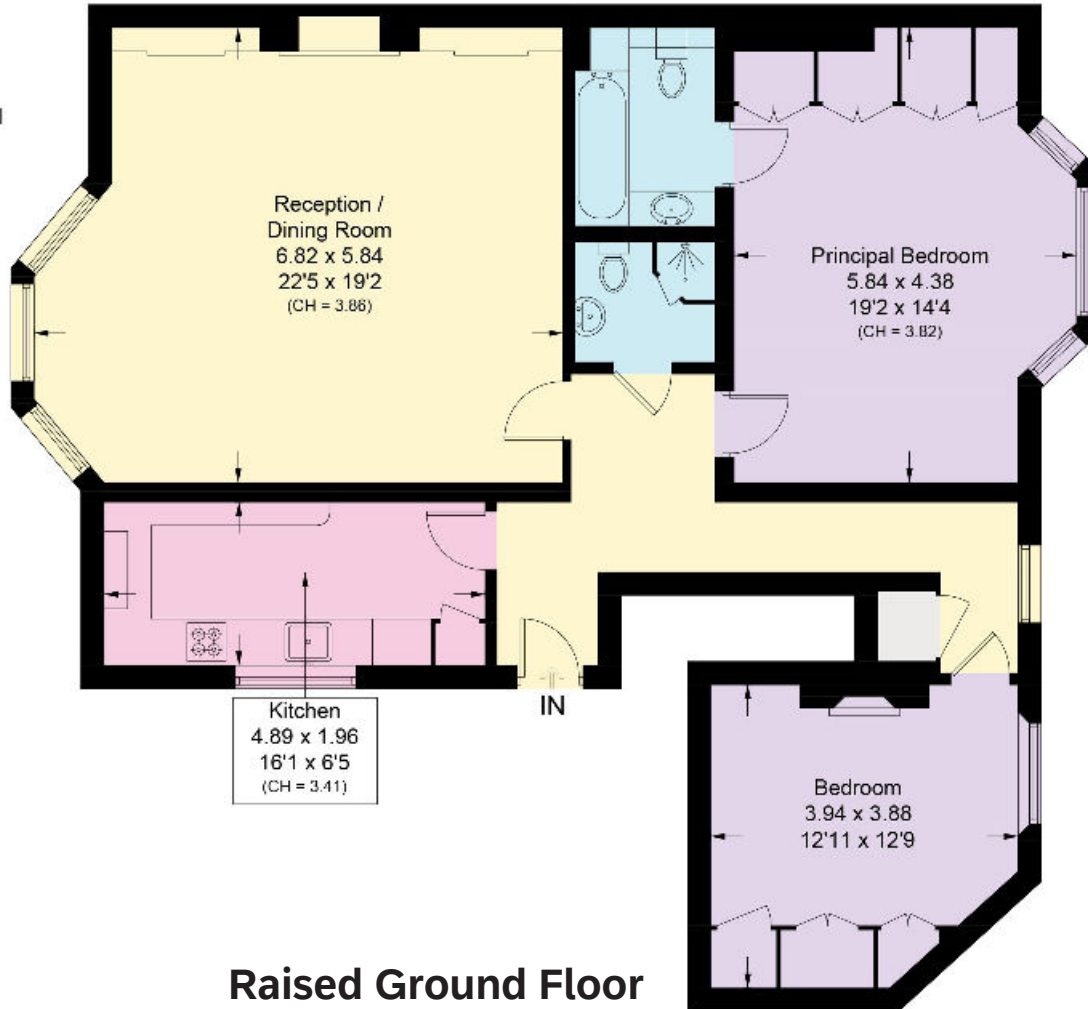




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Approximate Area = 111.9 sq m / 1204 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)

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.



## Raised Ground Floor

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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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