

Lanark Road, Maida Vale W9



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This two bedroom apartment in Maida Vale W9 is well-presented and offers 875 sq ft of living and entertainment space. Arranged across one floor, the accommodation comprises a principal bedroom with an en suite shower room, a further double bedroom, an additional family bathroom, a spacious reception room that leads to a dining area with space to seat six or more guests and a spacious fitted kitchen.

Thanks to the wonderful built-in storage throughout the property, storage will not be an issue with this property.



Offers in excess of: £775,000

Tenure: Share of freehold plus leasehold, approximately 956 years remaining

Service charge: £2,480 per annum. 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.

Local authority: City of Westminster

Council tax band: F



Available with no onward chain, this property is ideal for someone looking for a first-time purchase or a property investor.

Location

Lanark Road is a highly desirable road set within the heart of Maida Vale. Maida Vale Underground Station is 0.1 miles (Bakerloo Line), providing direct access to Baker Street and Paddington.

Paddington Recreation Ground is nearby for those who love the outdoors, offering a perfect escape into open green spaces. Stay active with on-site gym facilities, artificial football and hockey pitches, and tennis courts. Whether you seek tranquillity or excitement, Lanark Road offers it all.

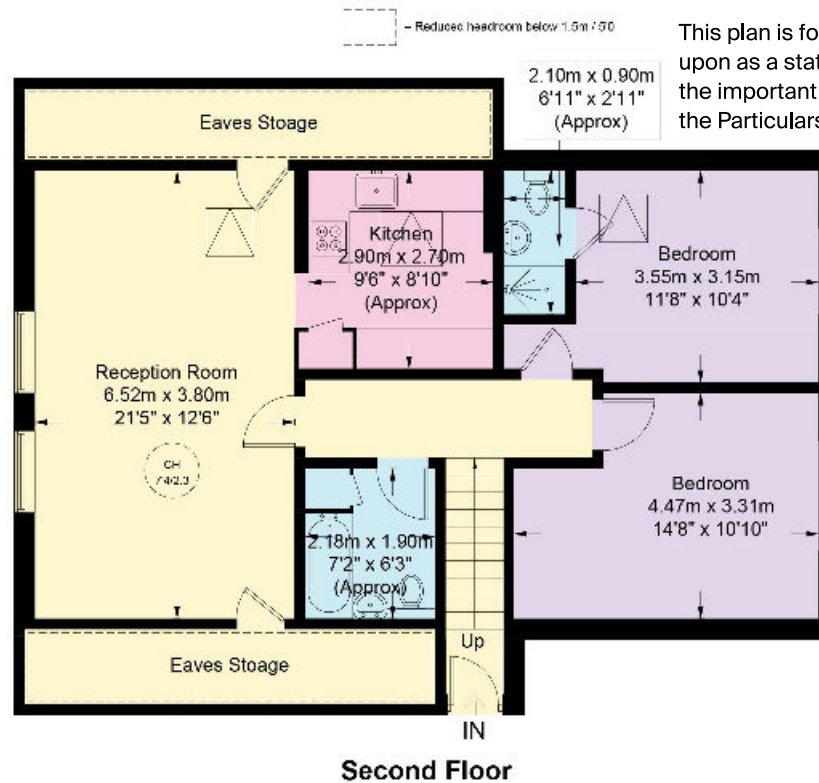
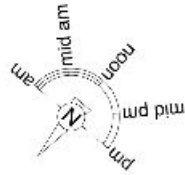




**Lanark Road,
Maida Vale, W9**

1065 sq ft / 99.0 sq m - Including Reduced Height and Eaves Storage
875 sq ft / 81.0 sq m - Excluding Reduced Height and Eaves Storage

Restricted Height – 190 sq ft / 18 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 November 2024. Photographs and videos dated November 2024.
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