



Lauderdale Mansions,, Maida Vale W9

£725,000

Situated in the heart of Maida Vale is this fantastic two double bedroom, two bathroom apartment with direct access to beautifully landscaped communal gardens. Set in one of Maida Vale's premier red brick mansion blocks the flat is close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as the open spaces of Paddington Recreation Ground. The property comprises a reception with open plan fitted kitchen, a master double bedroom boasting ample storage, direct access to the well manicured large communal gardens and en-suite bathroom, the second double bedroom has great fitted wardrobes as well as access to a small patio area and guest shower room with W.C. The apartment is within close proximity to local cafes and shops along Lauderdale Parade and Castellain Road being moment away. Sole Agents.

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Reception room:



Bedroom 2:



Kitchen:



Bathroom:



Bedroom 1:

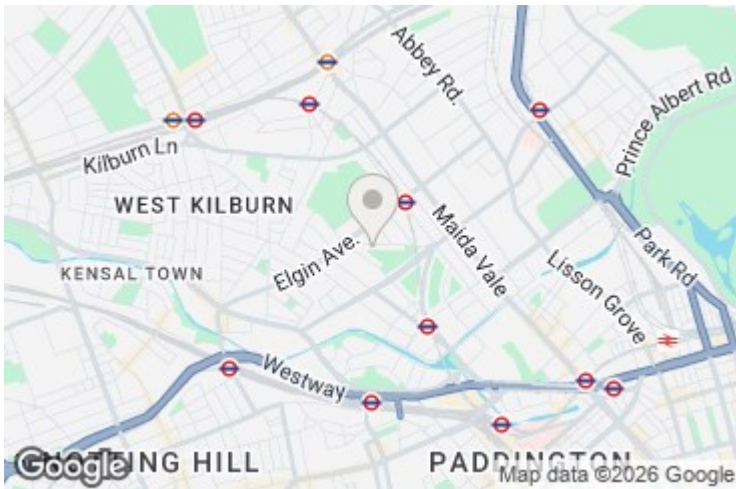


Exterior:



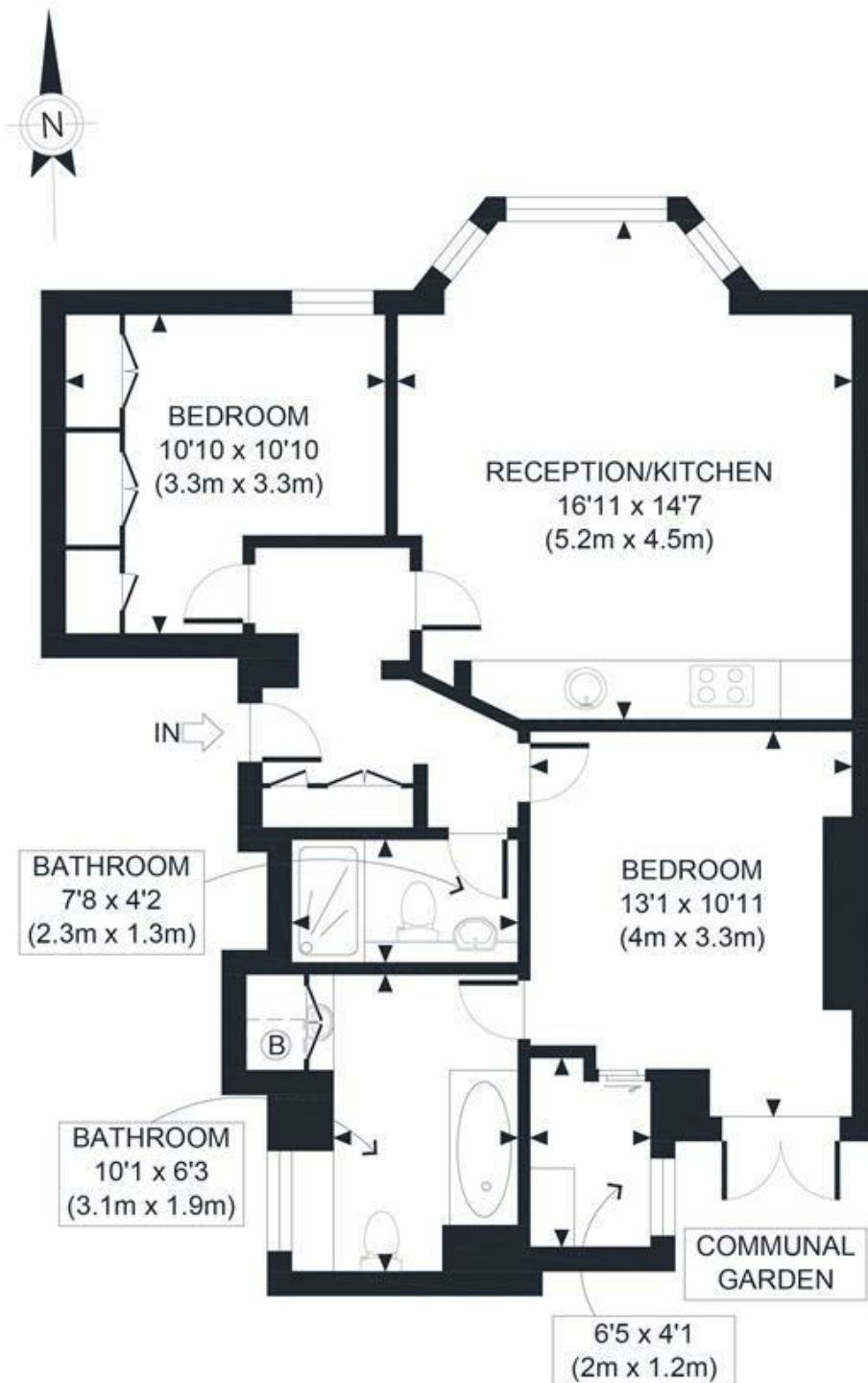
En-Suite:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	80
England & Wales		EU Directive 2002/91/EC	



BASEMENT
GROSS INTERNAL
FLOOR AREA 697 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 697 SQ FT / 65 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

comptonreeback.co.uk