



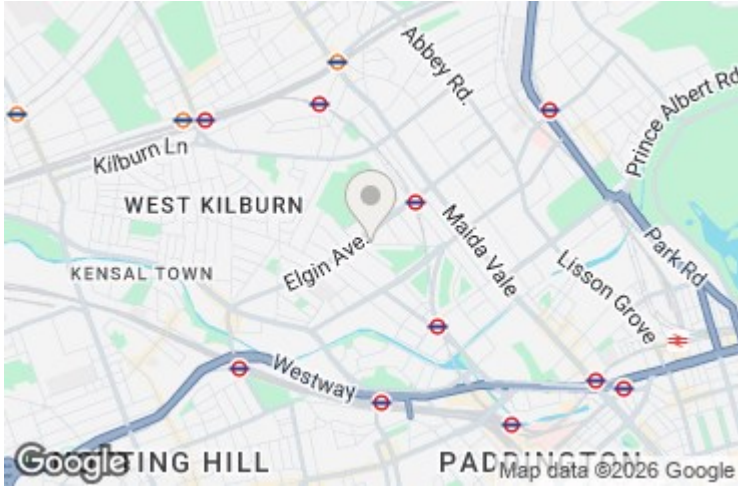
## Lauderdale Road, London W9

**£2,700 Per Month**

Situated in the heart of Maida Vale is this fantastic two double bedroom, two bathroom apartment with direct access to 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 Grounds. The property comprises a large 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 but private patio area and guest shower room with W.C. The flat further benefits from modern decor, wood flooring throughout and many original features.

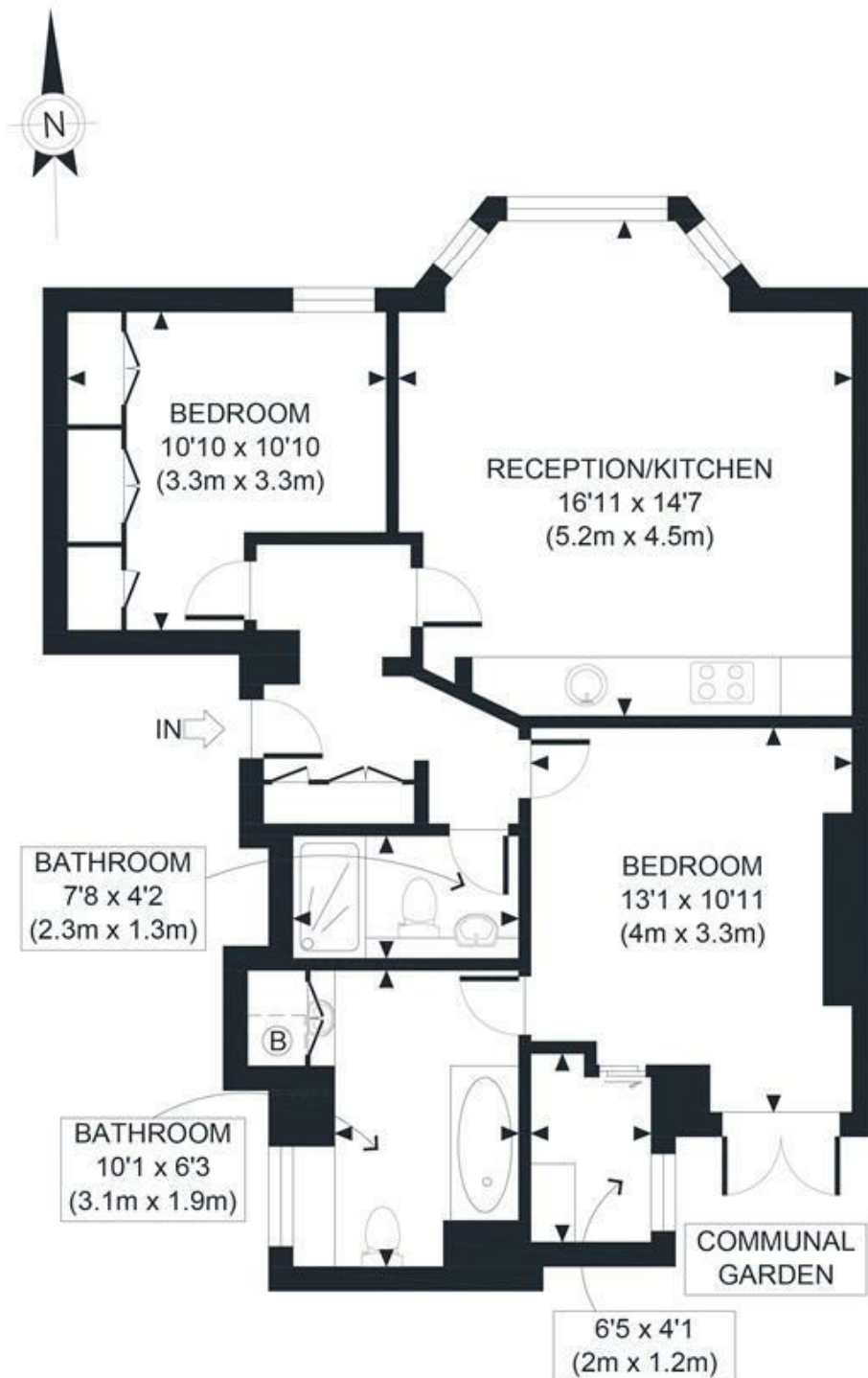
Available: 25th August 2026 | Offered Part-furnished  
EPC Rating: C | Council Tax: Westminster Band B

# Lauderdale Road, London W9



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80



**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

**MAIDA VALE**

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Directors: Brian Compton & Julian Reeback

**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) = 3.28' (feet)

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