



An immaculately presented three bedroom upper floor apartment with lift, balcony and communal gardens.

**Lauderdale Mansions, Lauderdale Road, London, W9**

£1,150,000 Leasehold (145 years remaining)





- Beautifully decorated throughout • Positioned on a tree lined residential street • Balcony and communal garden access
- Three double bedrooms • Long lease • Lift

### Local Information

Maida Vale is a stunning location in West London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances.

The local area has excellent transport links from Maida Vale Station (Bakerloo line) and great bus links into central London. Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

### About this property

Savills is proud to bring to market for sale this immaculately presented mansion apartment. The property is stylishly finished, decorated in farrow and ball throughout with light carpeting. Positioned at the front of the apartment is a large living room with access to the balcony and space for a desk with an idyllic outlook over the tree lined street. The bespoke kitchen is fully fitted. There are three double bedrooms, family bathroom, principal bedroom with en-suite shower. The property has ample fitted storage throughout and is for sale with a long lease.

### Tenure

Leasehold(145 years remaining)

### Service charge (per annum)

£6,761

### Ground rent (per annum)

Peppercorn

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

Telephone: +44 (0) 20 3425 5600.









Lauderdale Mansions, Lauderdale Road, London, W9  
Gross Internal Area 1047 sq. ft., 97.2 m<sup>2</sup>

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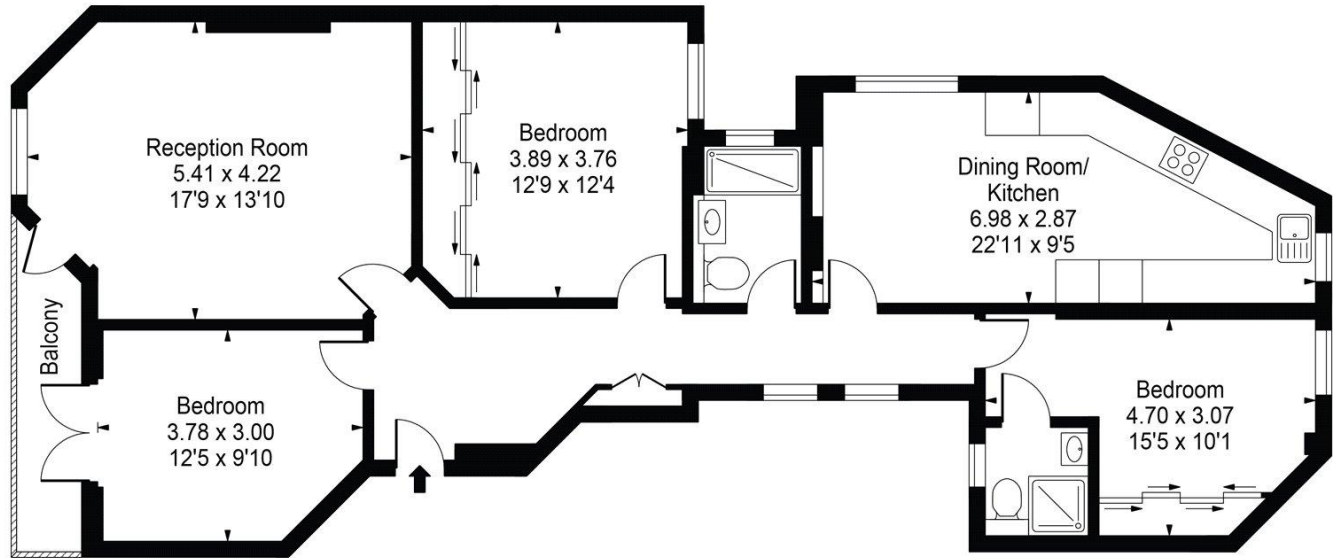
Lauderdale Mansions

Gross Internal Area(Approx)

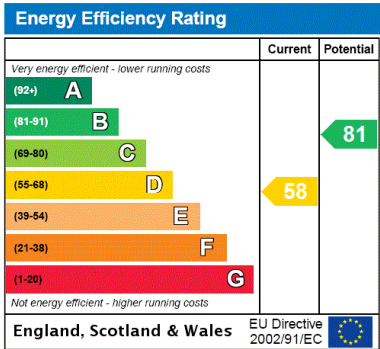
Total = 97.27 Sq m / 1047 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Second Floor



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