



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Lauderdale Road, Maida Vale, W9 1LX

£1,250,000

Subject to Contract

- Three bedrooms
- Sizable eat in kitchen
- Beautiful landscaped gardens

- Door to garden from a 22" reception room
- Bathroom combined w.c * Guest w.c
- Gas central heating * Entry-phone access



Lauderdale Road, W9 1LX

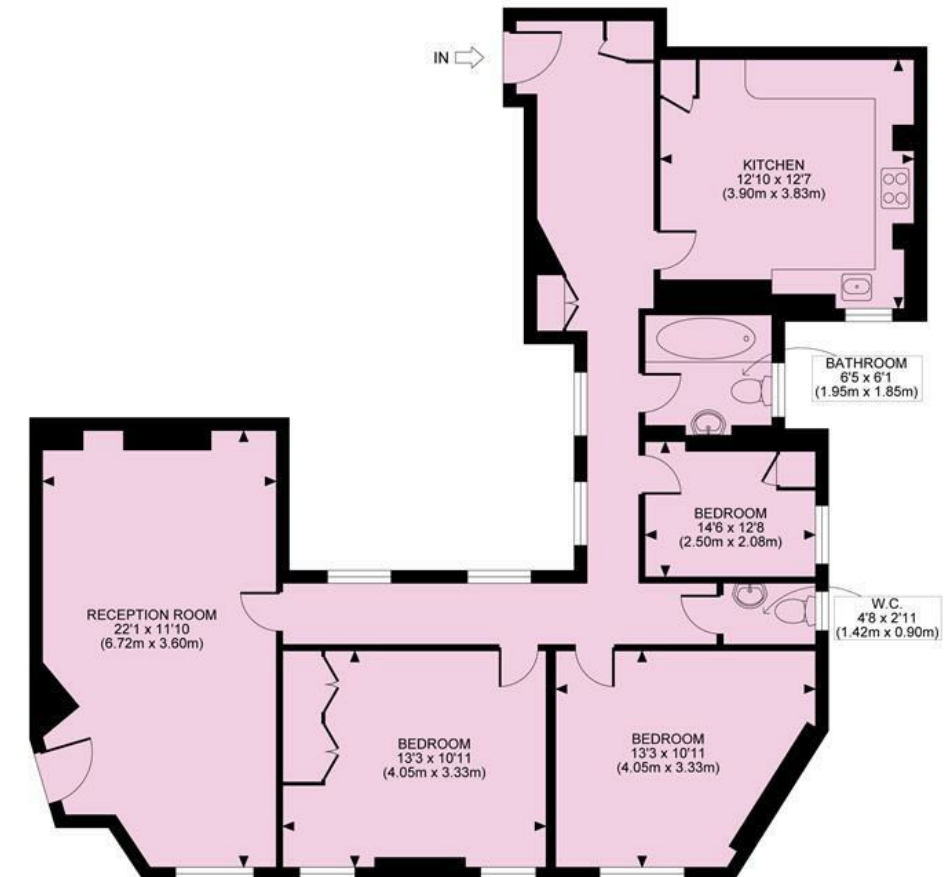
Charming tree lined broad Avenue, in the heart of Maida Vale... direct access to the vast impressive landscaped gardens is this wonderful three bedroom apartment, set in a most sought after & recently refurbished red brick mansion style development, which benefits from sash windows and gas central heating throughout.

The property offers over 1008sq" of living accommodation, boasting French door leading out to gardens from a sizable 22" living room, fitted stainless steel appliances in eat in kitchen, sizeable master bedroom with built in wardrobes, views over gardens from a second double bedroom and single third, fully tiled bathroom combined w.c. with the additional guest w.c.

Lauderdale Road is a beautiful leafy Avenue, within easy reach of a variety of shops, cafes/bars, restaurants, Maida Vale Underground Station (Bakerloo Line.) and alternative links, whilst the green open spaces of Paddington Recreation Ground are moments away.



LAUDERDALE ROAD, W9
TOTAL APPROX. FLOOR PLAN AREA 1024 SQ.FT. (95 SQ.M.)
LOWER GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Leasehold

Price £1,250,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamerlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989