



## LANHILL ROAD, LONDON, W9 £875,000 LEASEHOLD

Loft style living at its best in Maida Vale. An architecturally designed three double bedroom duplex apartment which is in very good condition and ready for immediate occupation. The property has been custom designed to create a large entertaining area and boasts a wealth of natural light. Lanhill Road is located in the heart of this fashionable area close to shops, cafes, public transport facilities including both Westbourne Park station (Hammersmith & City Line 0.6 miles) and Maida Vale Underground station (Bakerloo line 0.6 miles) and is within walking distance of Paddington Recreation Ground (0.4 miles).

Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Bathroom | Open Plan Kitchen/Reception Room | Leasehold

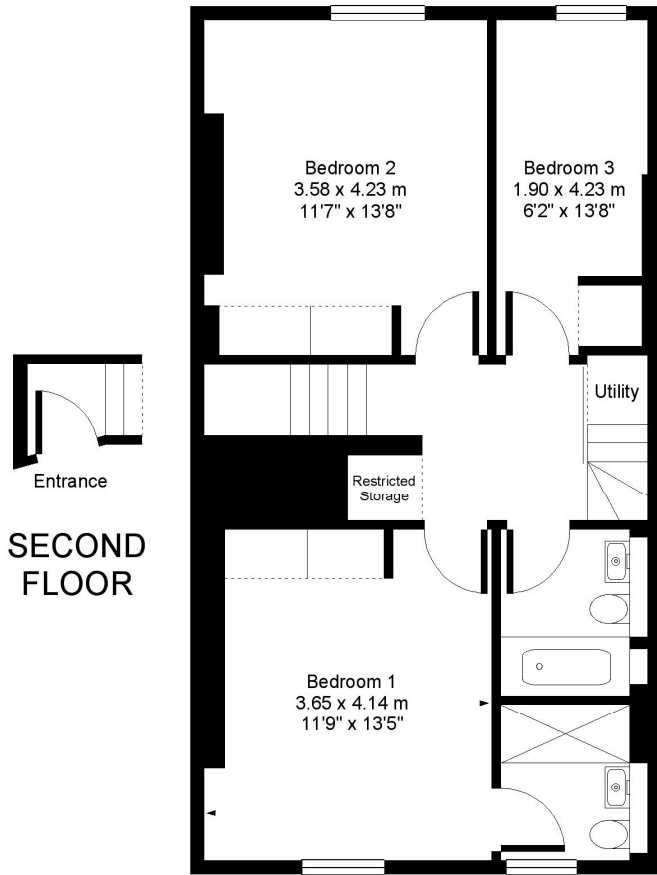
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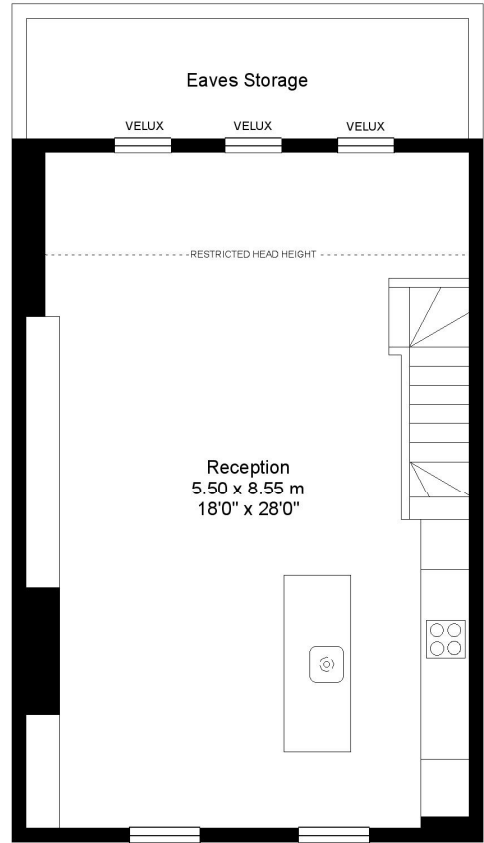
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Lanhill Road  
W9



SECOND FLOOR

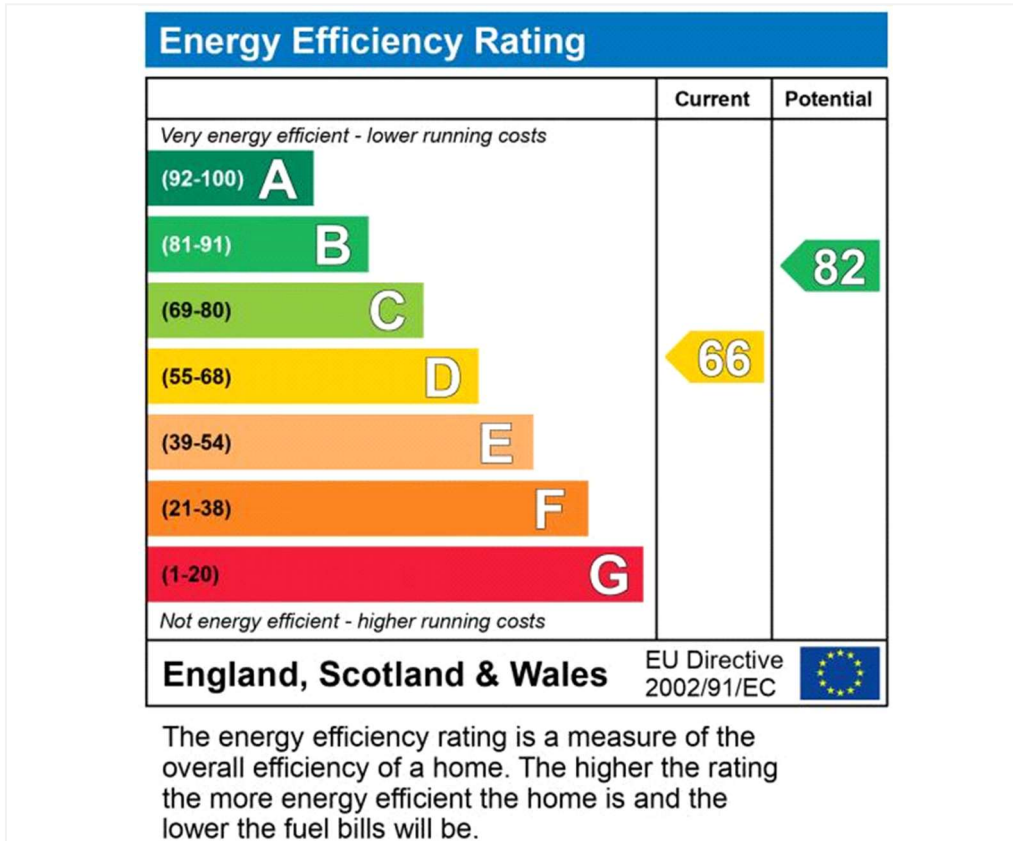


THIRD FLOOR

SECOND FLOOR

Approx. Gross Floor Area = 108 sq.meters • 1170 sq.feet (exc. eaves storage)

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.  
Prepared by Swan Photography 01435 863908



**Tenure:** Leasehold

**Term:** Expires - 01/01/2123 (Our client is in the process of purchasing a share in the freehold)

**Service Charge:** £750 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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