



LAUDERDALE MANSIONS, W9 £595,000 SOLE AGENT Subject to contract

A well-presented spacious one bedroom lower ground floor apartment, situated in one of the most desirable Victorian mansion blocks in Maida Vale, located on a quiet tree lined residential road. The property benefits from well-proportioned accommodation, high ceilings, use of the communal gardens and a caretaker. Lauderdale Mansions is situated in the heart of this sought after area, close to the boutique shops, cafes, Paddington Recreation Ground (0.2 miles) and the underground at Maida Vale (Bakerloo line - 0.3 miles).

Double Bedroom | Bathroom | Reception Room | Kitchen | Communal Garden | Share Of Freehold

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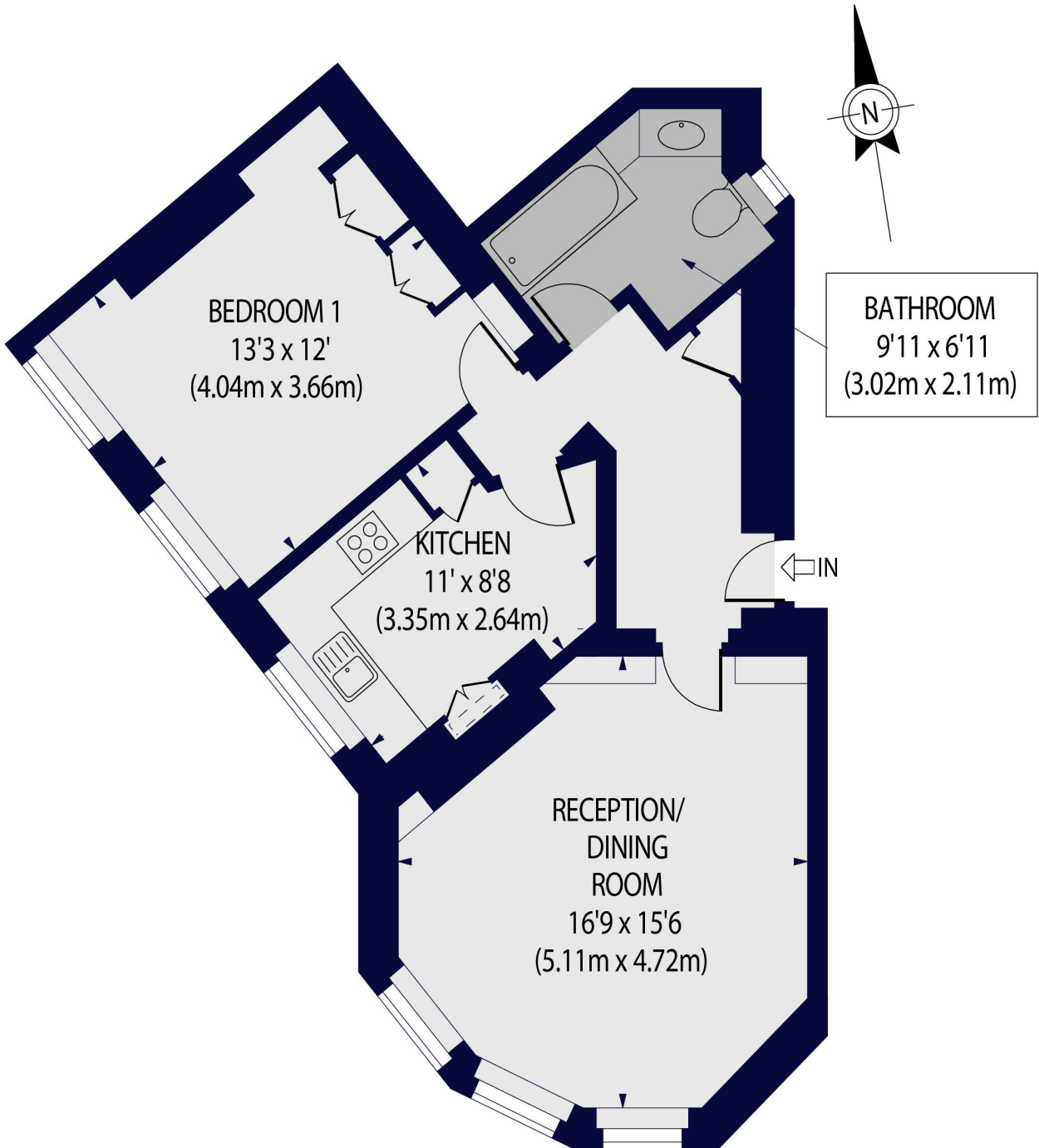
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LAUDERDALE MANSIONS, W9 1NF

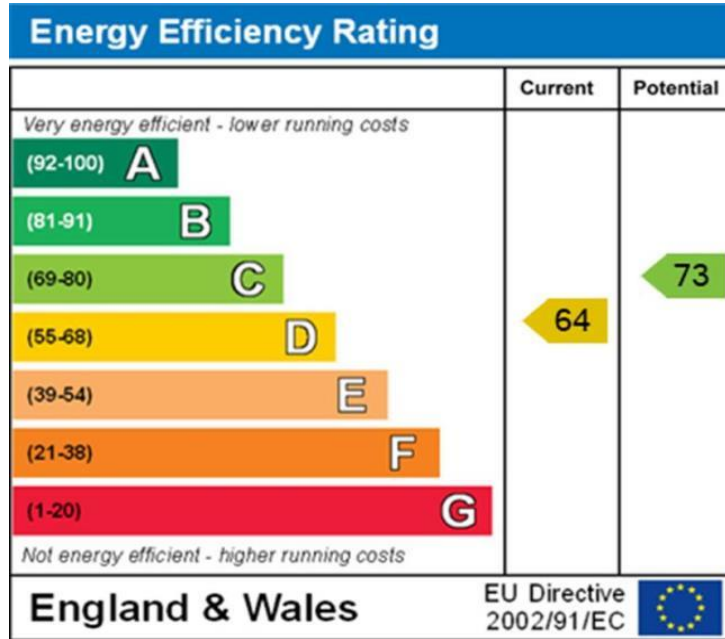
Approx. Gross Internal Floor Area 638 sq ft. / 59 sq.m



LOWER GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.44309
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





Tenure: Share of Freehold

Term: 999 years from 25/03/1990 **NOTES:**

Service Charge: £2,016 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale

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Proprietors: FINEBASE W9 Limited trading as Winkworth
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL
Registered in England No 12007773