COMPTON REEBACK









Lauderdale Mansions, London W9

£1,100,000

A bright and spacious three-bedroom apartment with a balcony and bright garden views, set within an elegant red-brick Edwardian mansion block in the heart of Maida Vale. Situated on the third floor on the sought-after south side of Lauderdale Mansions, the apartment enjoys excellent natural light and attractive views over the highly desirable landscaped communal gardens.

The generous reception room opens directly onto the balcony. A separate kitchen and dining area overlooks the gardens, providing a comfortable setting for everyday family life and entertaining in an abundance of natural light.

There are three bedrooms, offering excellent flexibility for a couple or growing family. The principal bedroom has built-in wardrobes, while the well-proportioned second bedroom has the added benefit of direct access to the balcony. The third bedroom, also with built-in storage, would work equally well as a child's bedroom, guest room, or dedicated home office. The accommodation offers a fully tiled family bathroom and a separate toilet with shower.

Residents enjoy the use of the beautifully maintained communal gardens, a particularly attractive feature of Lauderdale Mansions.

The apartment is exceptionally well placed for Maida Vale and Warwick Avenue Underground stations, both on the Bakerloo line, as well as Paddington Station for the Elizabeth line and Heathrow Express.

Lauderdale Mansions, London W9

Bedroom



Bathroom



Bedroom



Bathroom



Bedroom

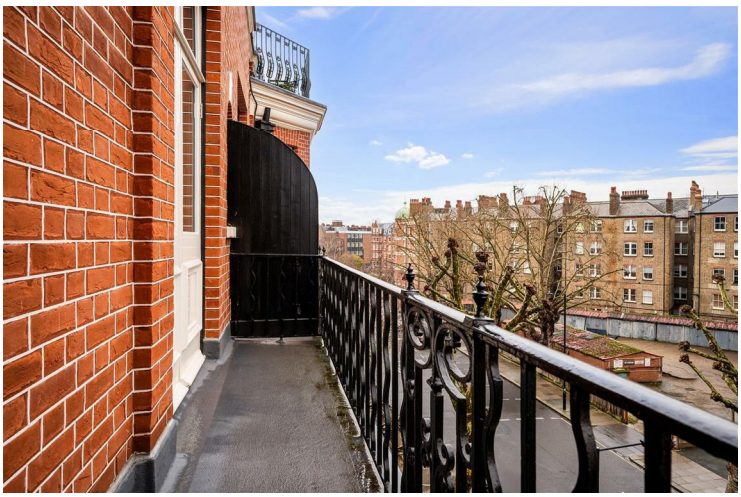


Hallway



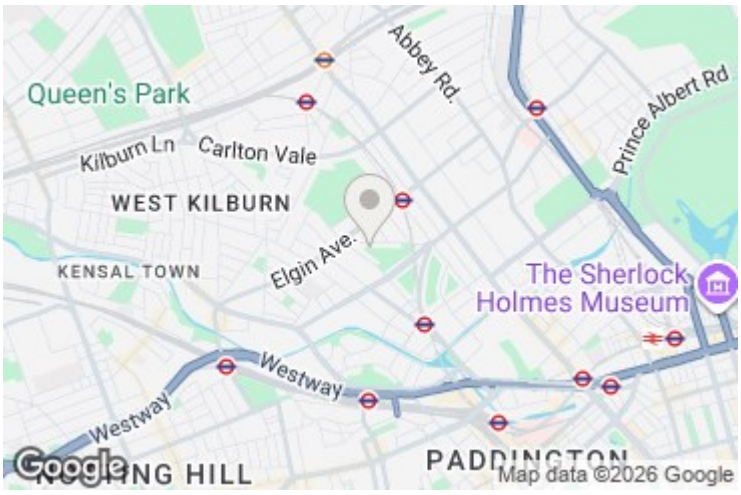
Lauderdale Mansions, London W9

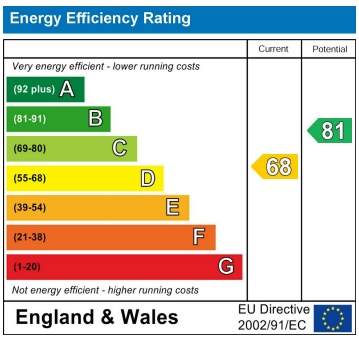
Balcony

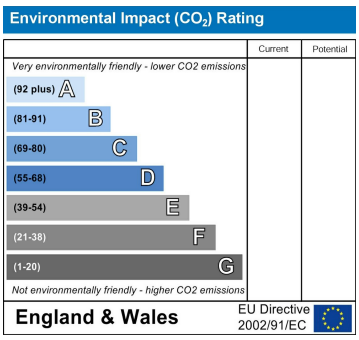


Communal Gardens



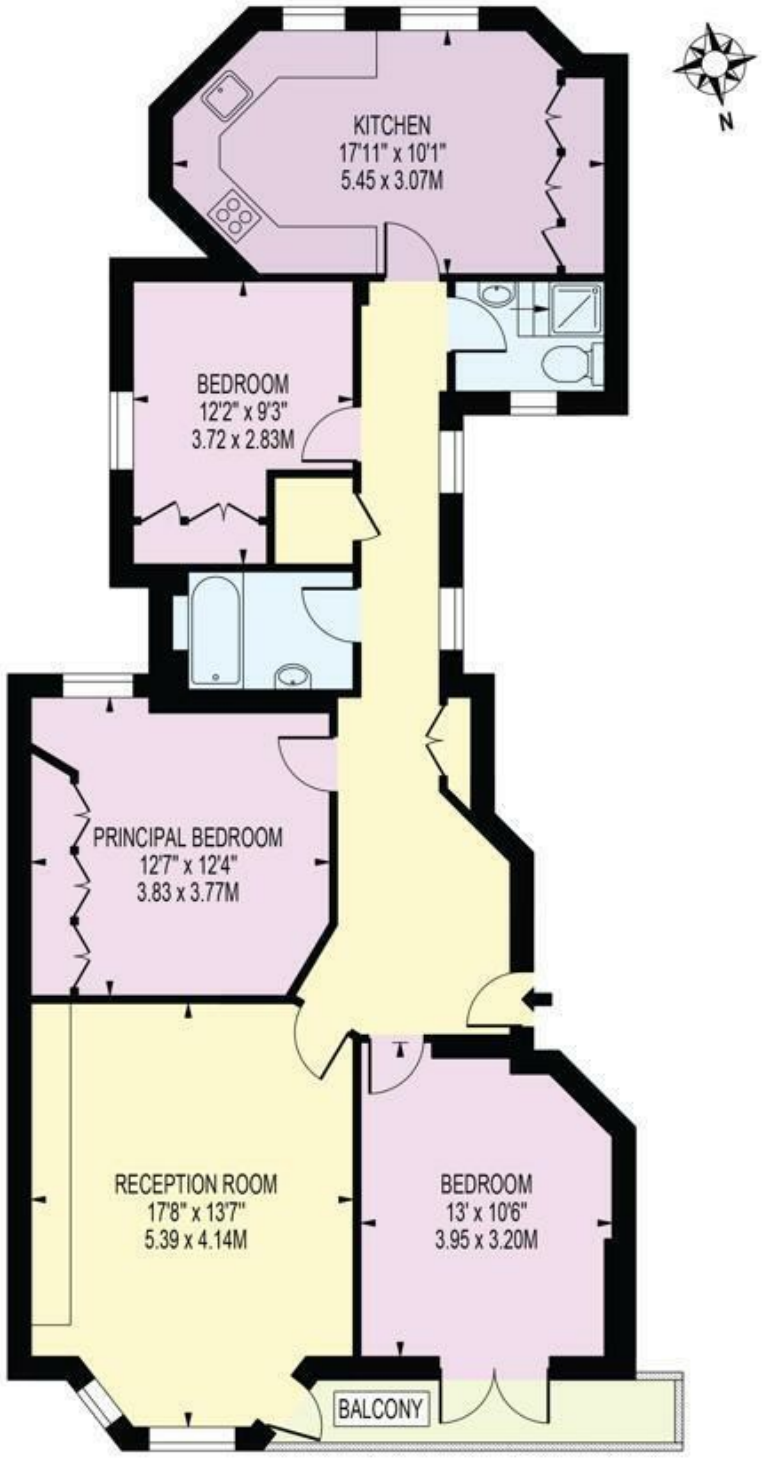






LAUDERDALE MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1020 SQ FT - 94.79 SQ M**



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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.

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU
T 020 7266 5000
F 020 7266 1119
E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU
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 refered 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) = 30.4cm (centimeters), 1m (one meter)= 3.29'(feet)