



**JAMES  
ANDERSON**



## TO LET

Lanark Mansions, Maida Vale, W9

**£2,100 Per Month**

Per Month

Lovely two bedroom ground floor flat to rent located in this stunning Mansion Block. The Property comprises a large open plan kitchen / reception room, large principle bedroom with built in wardrobes, second bedroom and modern bathroom. The property also benefits from well maintained communal gardens.

Lanark Road is near to the green open spaces of Regent's Park, while the cafes and boutiques of Little Venice are also close by. Motorists can gain easy access to the A40 (M) and A5 road links to central London and the west.

Deposit Required £2423.07

Minimum Term: 12 months

Holding Deposit: £484.62



Two Bedrooms



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating D / Council Tax Band D / Holding Deposit £532.00



Warwick Avenue



Little Venice



Communal Garden



Unfurnished



Council Tax Band D - £866 per annum



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

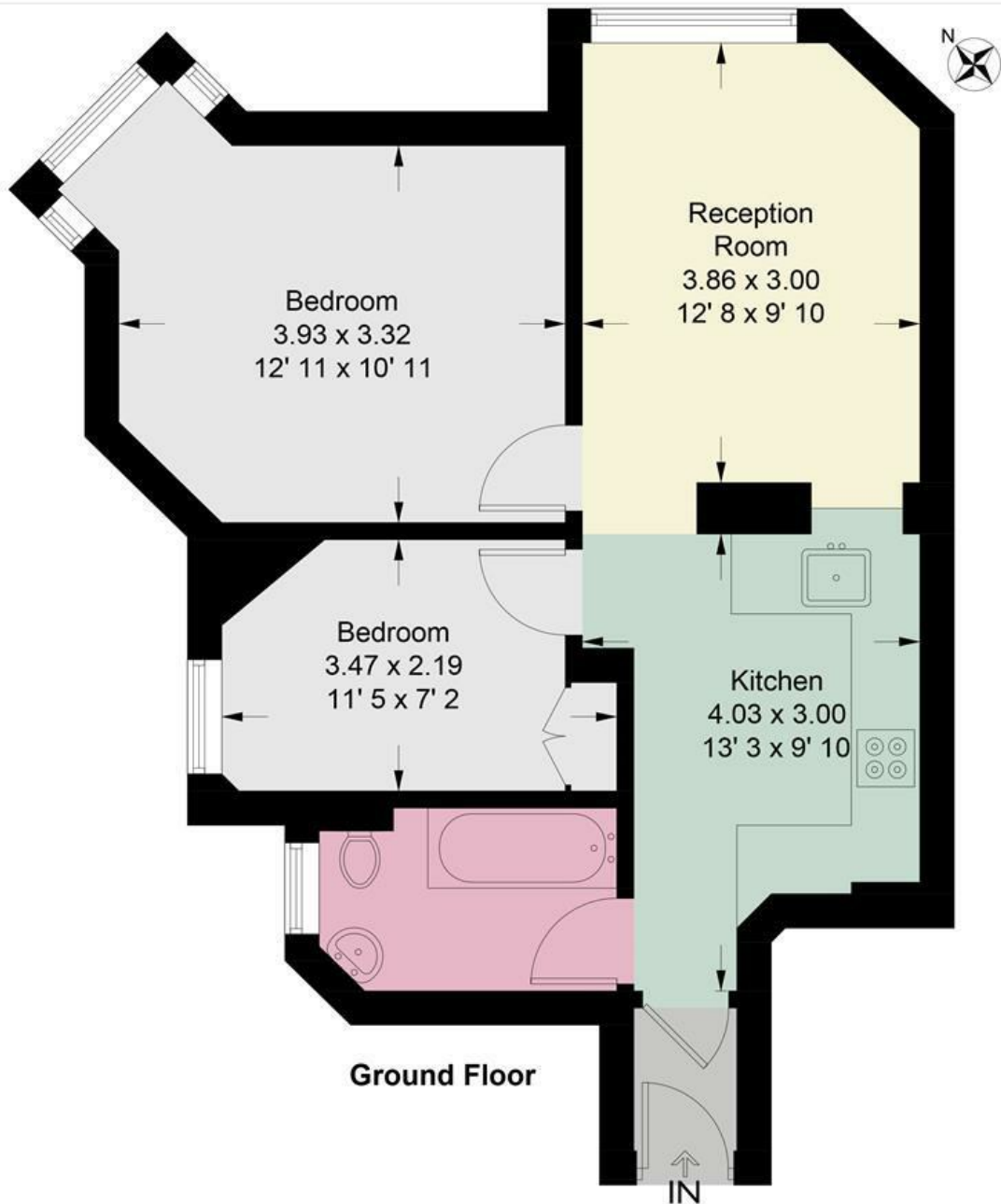
0208 785 4400

# Lanark Mansions

Approximate Gross Internal Area = 529 sq ft / 49.2 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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