

# CUI

CITY & URBAN INTERNATIONAL

**Lanark Road, London, W9**

**£2,300 pcm**



## Full Description

This 2 bedroom apartment features a spacious open plan kitchen and living room, with 2 double bedrooms, and a modern bathroom. The property includes some built in storage, and its own private rear garden/patio.

Conveniently located on Lanark Road, just a *3-minute walk from Maida Vale Underground Station*, with Kilburn Park and Kilburn High Road also nearby. Residents benefit from easy access to local shops, cafés, and everyday amenities, making this an ideal home for professionals or small families.

Available now

Water: Mains

Electricity: Mains

Heating: Gas Central

Mobile Phone Coverage both indoor and outdoor from all providers

Broadband Coverage

Standard 17mbps download and 1mbps upload

Superfast 80mpbs download and 20mbps upload

Ultrafast 1800mbps download and 1000mpbs upload

Available networks Openreach and G.Network.

Holding Deposit: £542 (1 week approx\*)

Security Deposit (5 weeks): £2,711

EPC Rating: C

Council Tax Band: E

## Features

- Private rear patio
- Next to Maida Vale Station
- Own entrance
- Open plan reception and kitchen

## Contact Us

### CUI

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Lower Ground Floor

