



## E 233 ELGIN AVENUE

LONDON, W9 1NH

**£850,000**  
LEASEHOLD

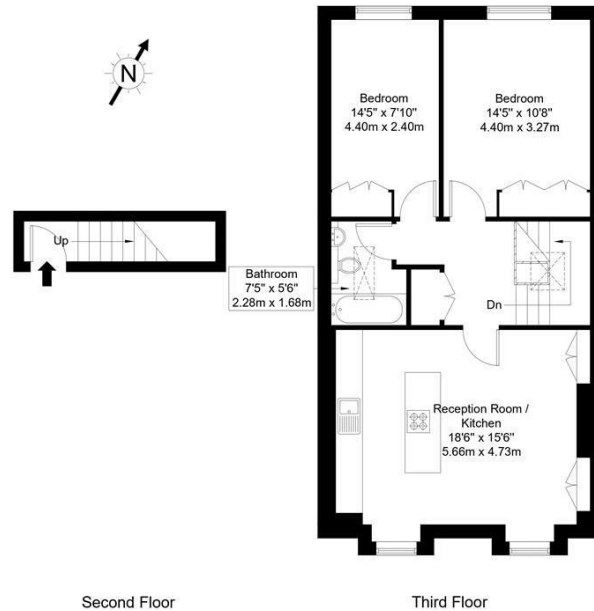
An exceptional two-bedroom apartment (786 sq ft / 73 sq m) occupying the top floor of a beautifully converted period house in the heart of Maida Vale. Recently refurbished to an impeccably high standard, this stunning home effortlessly combines modern luxury with timeless period charm, retaining elegant coving, sash windows, and generous proportions throughout.

Entering from the second floor, a wide staircase leads up to a bright and inviting reception room, thoughtfully designed for contemporary living. The open-plan kitchen features Miele appliances, a quartz marble island, and seamless integration into a stylish media wall with bio-ethanol fireplace, creating the perfect space for relaxing or entertaining. Herringbone parquet flooring adds warmth and sophistication.

**Hemmingfords**

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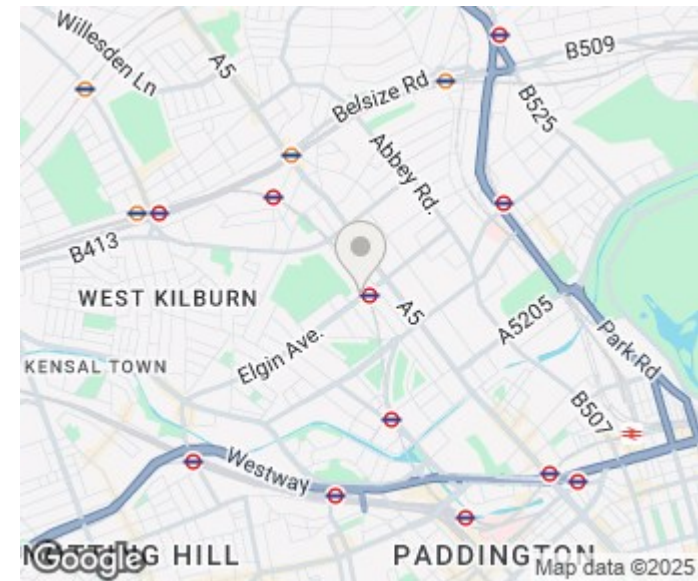
Approx Gross Internal Area = 69.7 sq m / 750 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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