



Elgin Avenue , London, W9

Offers in the region of £450,000

Nestled on the charming Elgin Avenue in the heart of W9, this two-bedroom apartment presents a wonderful opportunity for those seeking a project to make their own. Spanning an impressive 818 square feet, this property offers a spacious reception room, perfect for entertaining or relaxing after a long day. A most noteworthy and rare feature for W9 is that the property benefits from its own garage.

The apartment is presented as a blank canvas, inviting you to introduce your personal style and creativity into the space. The two well-proportioned bedrooms provide ample room for comfort, and the bathroom offers the potential for a refreshing update.

Another standout feature of this property is the share of freehold, which grants you greater control and flexibility over your living environment. Additionally, the absence of an onward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without unnecessary delays.

Elgin Avenue is conveniently located, providing easy access to local amenities, transport links, and the vibrant culture of the surrounding area. This apartment is not just a home; it is an opportunity to create a space that truly reflects your personality and lifestyle.

Service charge: Approx. £4494 per annum which INCLUDES hot water, heating and sinking fund (based on June 25 quarterly statement)

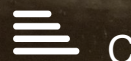
Ground rent: None

Local Authority: Westminster

- Two Bedroom Apartment
- Spacious Accommodation
- Garage
- Share of Freehold
- Close to Amenities
- Communal Gardens
- No Onward Chain
- Lift

Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



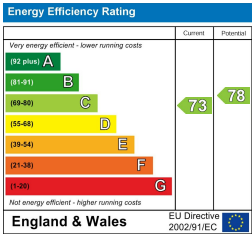
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

Paddington Works, 8 Hermitage Street, London, W2 1BE
Tel: 0207 183 6676 Email: info@intra-capital.co.uk
www.intra-capital.co.uk

Intra-Capital Estates is a trading name of Intra Capital Estates Limited, a private limited company registered in England and Wales.
Registered number: 11840427. VAT registration number: 31763281. Registered office Paddington Works, 8 Hermitage Street, London, W2 1BE.

MODERN APPROACH
TRADITIONAL VALUES

