

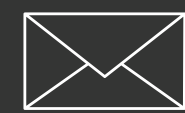
ELGIN AVENUE — W9



Offers In Excess Of £550,000

ELGIN AVENUE - W9

Three metre ceiling heights and a large bay window give this two bedroom raised ground floor apartment a feeling of elegance, as does its location, situated between picturesque Little Venice and vibrant Notting Hill.

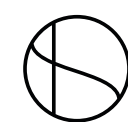


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ELGIN AVENUE - W9

RECEPTION ROOM



ELGIN AVENUE - W9



Around the corner from the world famous BBC Maida Vale Studios is Elgin Avenue, an elegant raised ground floor, two bedroom apartment.

Benefitting from an open plan reception/ kitchen/ dining room which features high ceilings (over 3m) and a large bay window, allowing for an abundance of natural light.

Superbly located for transport links, green spaces and a range of restaurants, cafés and pubs, the apartment provides easy access to the best of what West London has to offer.

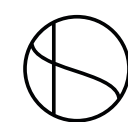
Maida Vale (Bakerloo Line) and Westbourne Park (Circle, Hammersmith + City) Underground Stations are 850m away, Paddington Recreation Ground just over 500m, and the amenities of Lauderdale Road 400m. From Paddington Station, Heathrow Airport is just a 15 minute train ride.



ELGIN AVENUE - W9



RECEPTION/ DINING ROOM



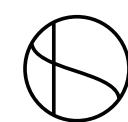
ELGIN AVENUE - W9



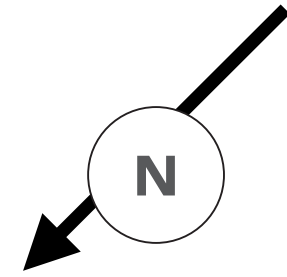
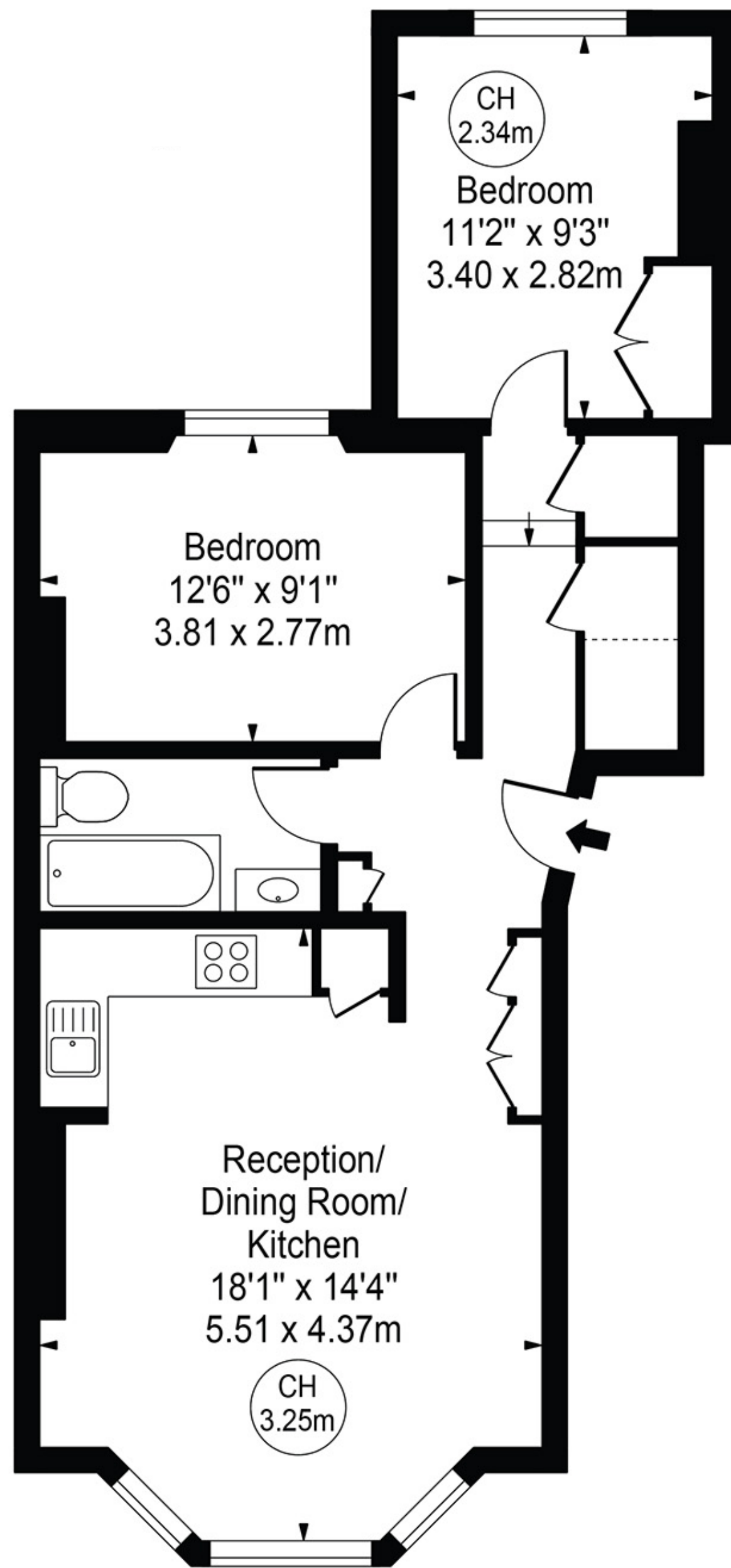
BATHROOM



BEDROOM



ELGIN AVENUE - W9



Accommodation

- Principal bedroom
- Bedroom 2
- Bathroom
- Open plan kitchen/ dining/ reception room

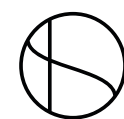
Amenities

- Residents Permit Parking
- Entryphone system

Ground Floor

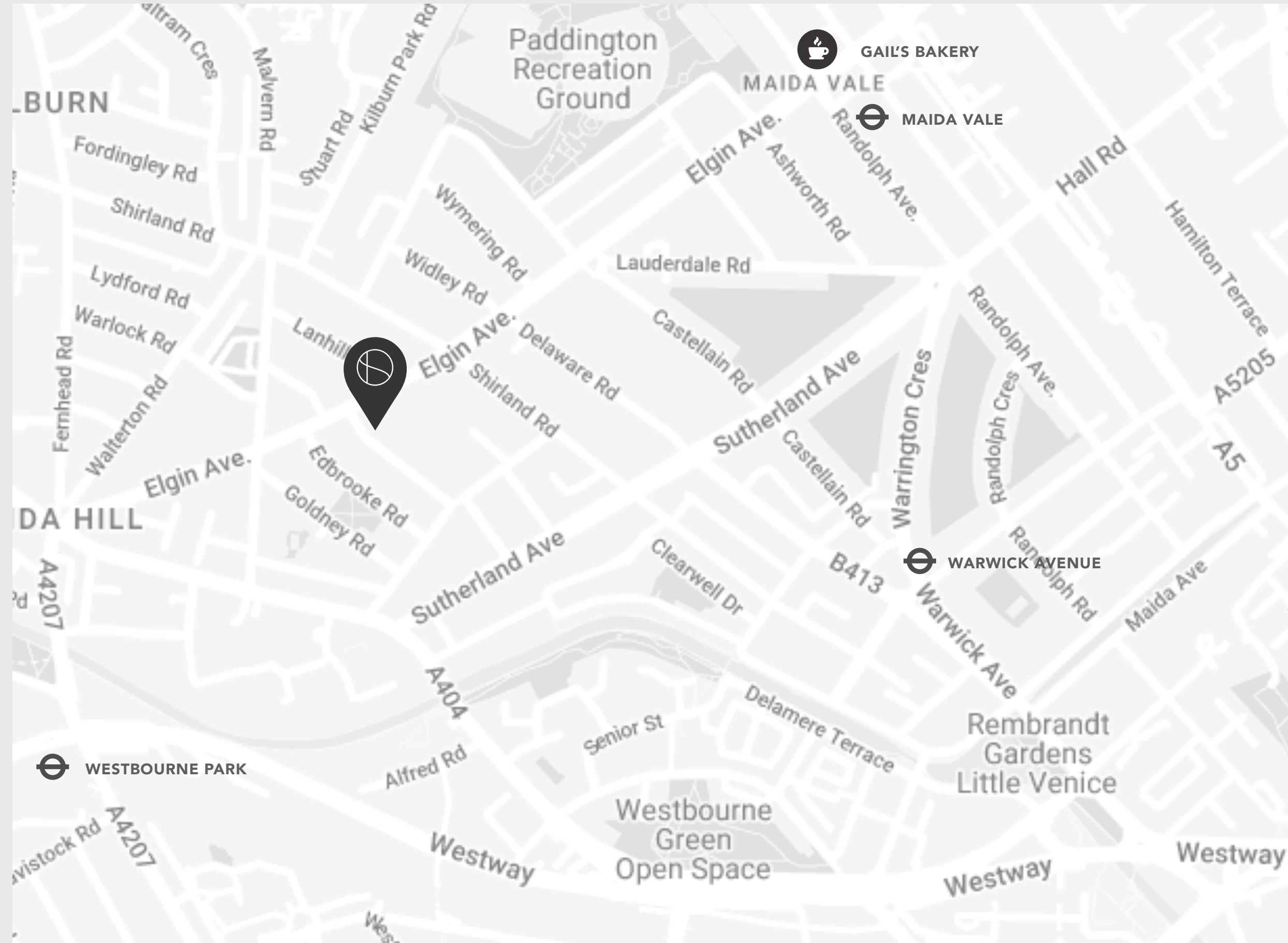
Approx Gross Internal Area **606 Sq Ft** (56.30 Sq M)

Plan for illustration purposes only. Not to scale.



ELGIN AVENUE - W9

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** Approx 155 years remaining
- **Annual ground rent:** Peppercorn
- **Annual service charge amount:** Approx £500
- **Council Tax band:** D

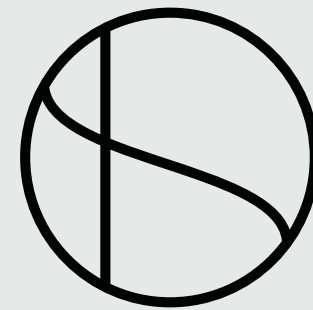
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SIMON DEEN

Real Estate



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