



*Elgin Avenue, London, W9 2HD*  
*Asking Price £1,195,000 Share of Freehold*



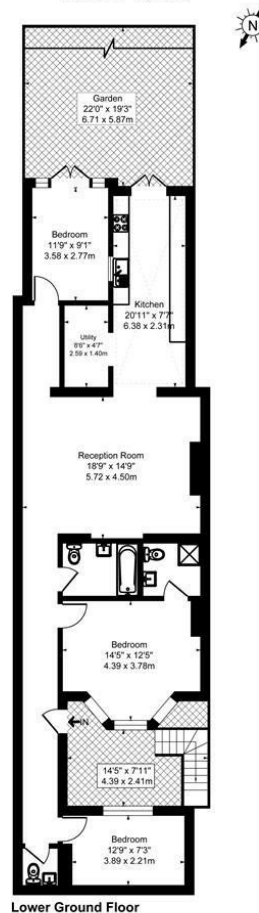


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A three bedroom garden flat just renovated to a high standard which has been thoughtfully constructed, and boasts a south facing private garden, set within a period property on Elgin Avenue close to Shirland Road. The 1215 sq ft flat has a bright reception curtesy of an impressive 20'ft" long kitchen with glazed vaulted roof, whilst also benefitting from a utility room off the kitchen. The fold back doors lead out onto a decked garden with mature shrubs. The generous sized master bedroom has an ensuite shower room, whilst the second good sized double bedroom has the use of a family bathroom. A further bedroom and guest cloakroom are situated to the front of the building. Further benefits include an alarm system and period fireplace with wood burner. The apartment is in close proximity to Warwick Avenue tube and Paddington Station as well as the picturesque canals of Little Venice. Share of Freehold



Elgin Avenue, London, W9  
Approximate Gross Internal Area  
1215 sq ft - 113 sq m



Lower Ground Floor  
Illustration for identification purposes only, not in scale

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