



Elgin Avenue | London | W9

Asking price £800,000 | Leasehold

 3  3  1  B

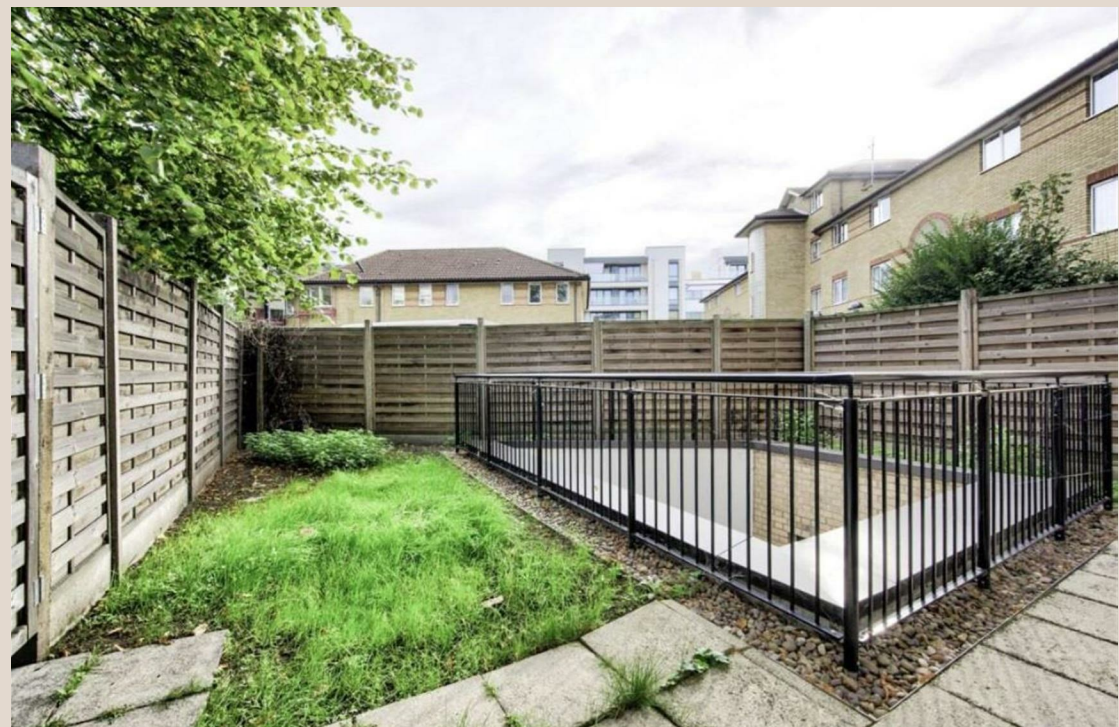
ADN
RESIDENTIAL

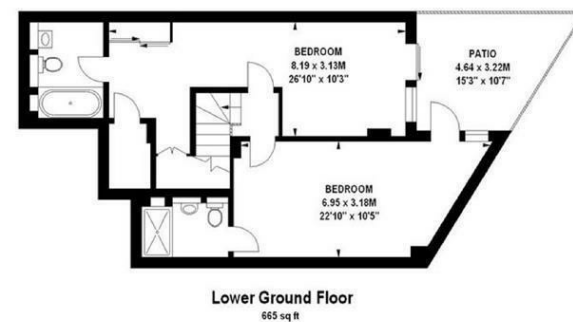
A well presented three double bedroom duplex apartment located in Maida Vale, W9. Moray Apartments is a 4 story building which sits on a circa 0.18 acre site offering a luxury residential scheme of 15 apartments. The Development is designed to meet the highest standards of contemporary styling and taste. This fantastic property offers 1348 sq ft of accommodation and comprises, spacious open plan kitchen/reception room with access onto a private garden, three double bedrooms (two with en-suite bathrooms) and a further family shower room. Additional benefits include a private patio on the lower floor, wooden flooring and double glazed windows throughout.

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- 3 Bedrooms
 - 3 Bathrooms
 - Additional Patio
 - Private Garden
 - Open Plan Kitchen/Reception Room
 - Double Glazed Windows
-

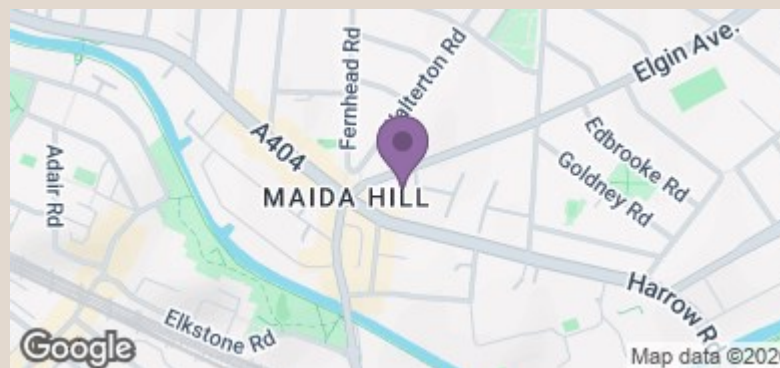
Council Tax Band: H
EPC: C







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. 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	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC