



Elgin Avenue

London, W9

Asking Price £1,500,000

Positioned on the first and second floor of this double fronted Victorian building is this wonderfully bright and airy three bedroom, three-bathroom apartment.

Finished to a wonderful standard throughout the accommodation comprises the most spectacular 35 ft reception room, a separate fully fitted kitchen, large master bedroom with plentiful storage and en suite bathroom, and two further double bedrooms, both with en suite bathrooms.

Located within a five-minute walk to Maida Vale Tube the property is also moments from Paddington Recreational Ground, Warwick Avenue and Notting Hill. It is also a short walk to the shops and cafes of Little Venice.



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- Stunning 3 bedroom apartment spanning approximately 1700 square feet.
- Finished to a high standard throughout.
- Benefitting from a long lease.
- Set within a stunning building with a double aspect allowing for plentiful natural light.



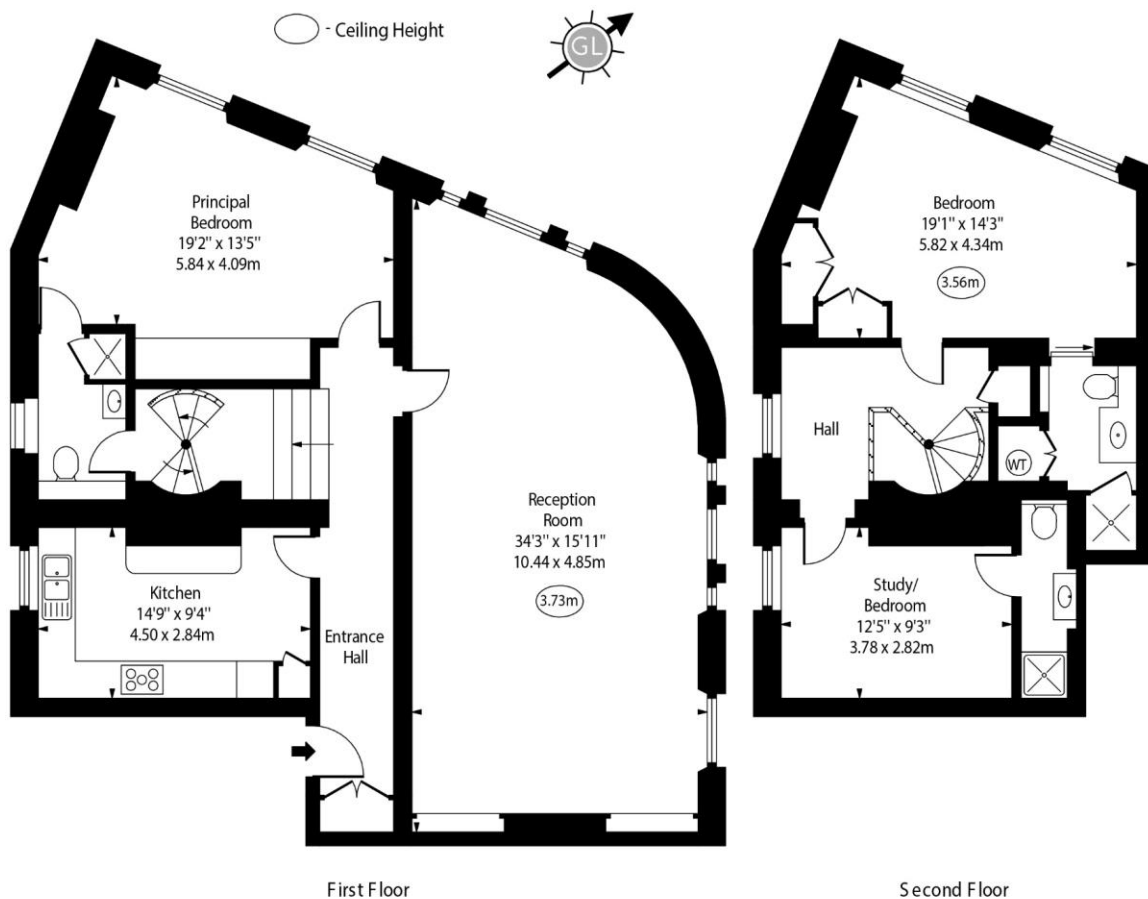
Tenure: Leasehold 134 years 1 months
Service Charge: £2,003 pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		79
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Sales

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Approx Gross Internal Area 1696 Sq Ft - 157.57 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 022620K

