



# Elgin Avenue

London, W9

Asking Price £550,000

Positioned on the second floor, is this bright, spacious and beautifully finished one bedroom apartment.

Positioned within a Victorian conversion and benefitting from a double aspect, the accommodation comprises a large open plan kitchen and reception, a large double bedroom with plentiful storage and bathroom.

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.



# Elgin Avenue

## London, W9

- Positioned on second floor and finished to a high specification throughout.
- Spanning approximately 540 square feet.
- Bright and spacious throughout.
- Benefitting from a long lease.





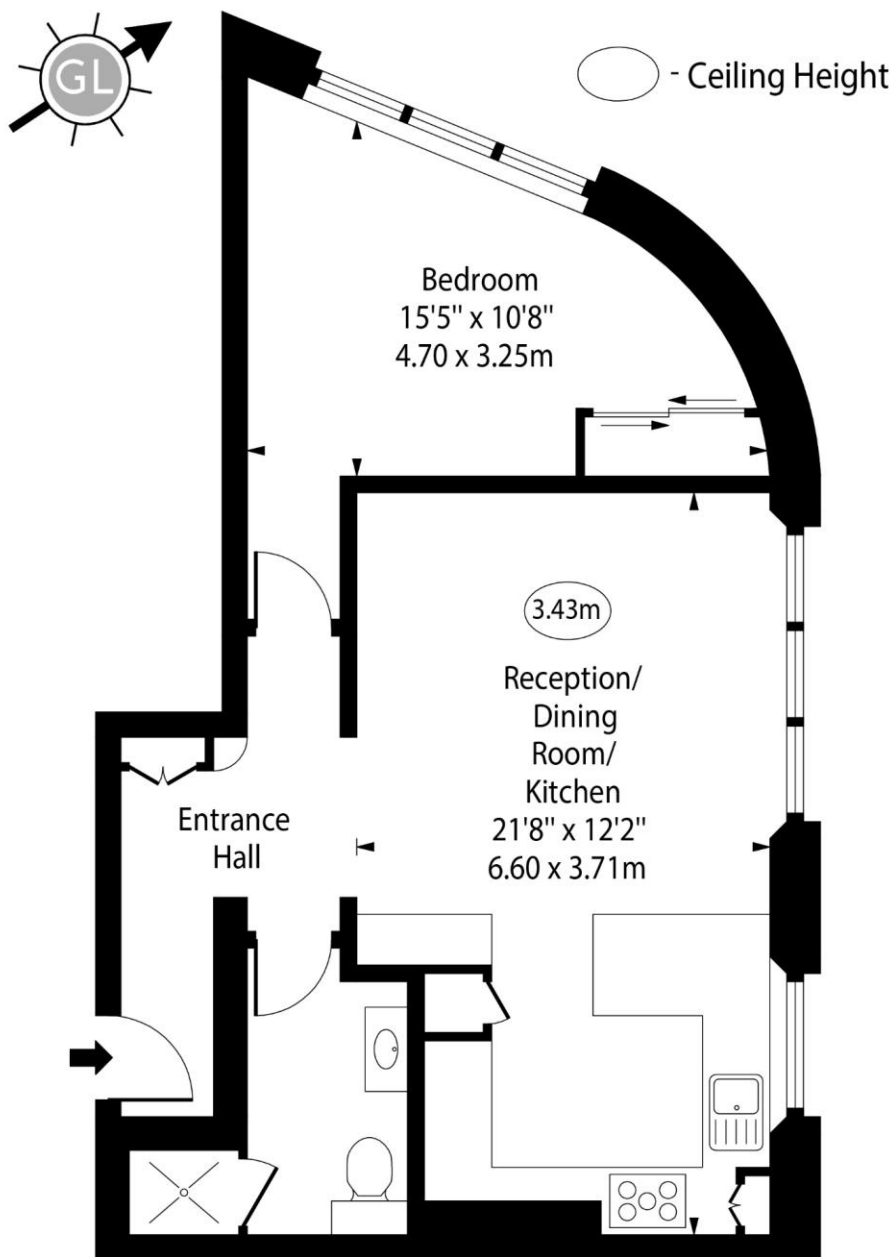
**Tenure:** Leasehold 153 years 1 months  
**Service Charge:** £801 pa  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	69	78
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Little Venice Sales*

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# Elgin Avenue, W9



## Second Floor

Approx Gross Internal Area      536 Sq Ft - 49.79 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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