



# Elgin Avenue

Maida Vale, W9

Asking Price £850,000

Set within an attractive period conversion is this beautiful and bright recently refurbished three bedroom maisonette. Occupying the top two floors of a converted period house located in the heart of this fashionable area. Comprising of a large and bright reception room on the upper floor with a separate fully fitted kitchen with integrated appliances boasting an abundance of natural light. The second floor is made up of a large master bedroom with an en suite shower room, two further double bedrooms and a large family bathroom.

Elgin Avenue situated close to all the local amenities including shops, cafes, Paddington Recreation Ground and transport connections into the City and West End.

**CHESTERTONS**





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## Maida Vale, W9

- Over 1000 sqft
- Period conversion
- Original features
- Modern Kitchen
- Three double bedrooms





**Tenure:** Leasehold 112 years 3 months

**Service Charge:** £5480.7 plus a reserve fund contribution of £1750 annually.

**Ground Rent:** £650

**Local Authority:** City of Westminster

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	82	82
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

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## Elgin Avenue, W9



Approx Gross Internal Area **1078 Sq Ft - 100.15 Sq M**

Approx. Floor Area Including Restricted Heights **1105 Sq Ft - 102.65 Sq M**

For Illustration Purposes Only - Not To Scale

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

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