



# Elgin Avenue

Maida Vale, W9

Asking Price £800,000

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**



# Elgin Avenue

Maida Vale, W9

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



**Tenure:** Leasehold 112 years 2 months

**Service Charge:** £5,480.7 plus a reserve fund contribution of £1750 annually.

**Ground Rent:** £650 pa

**Local Authority:** City of Westminster

**Council Tax Band:** F

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| A (94-100)                                        |         |           |
| B (81-93)                                         |         |           |
| C (69-80)                                         | 82      | 82        |
| 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 |         |           |

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

## 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)

Ref. No. 012729M

