



Elgin Avenue

London, W9

Asking Price £540,000

A charming and bright one bedroom apartment positioned on the raised ground floor of a converted Victorian building.

With abundantly high ceilings throughout, finished to a high standard and spanning approximately 580 square feet the accommodation comprises a large reception to the front, eat in kitchen, double bedroom and bathroom.

The local area has excellent transport links from Maida Vale Station (Bakerloo Line), along with Paddington Station which is also close by for the Heathrow Express and the Elizabeth Line. Maida Vale benefits from a wide selection of local amenities such as cafes, bars and restaurants on Elgin Avenue and Lauderdale Parade.



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- Charming one bedroom apartment positioned on the raised ground floor.
- Charming and bright throughout the accommodation spans approximately 880 square feet.
- Benefitting from a share in the freehold.
- Finished to a high standard throughout.



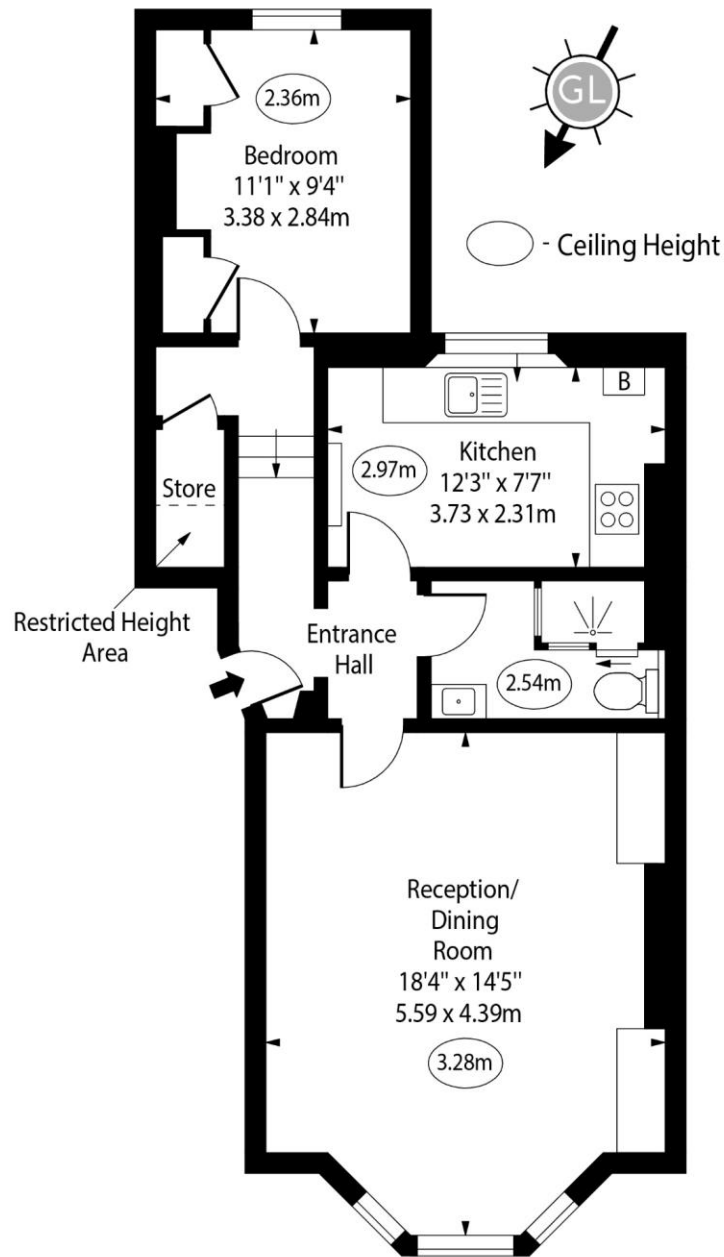
Tenure: Leasehold 990 years 10 months
Service Charge: £658.58 pa
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	72	79
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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Raised Ground Floor

Approx Gross Internal Area 575 Sq Ft - 53.42 Sq M

Approx. Floor Area Including Restricted Heights 582 Sq Ft - 54.07 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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