



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

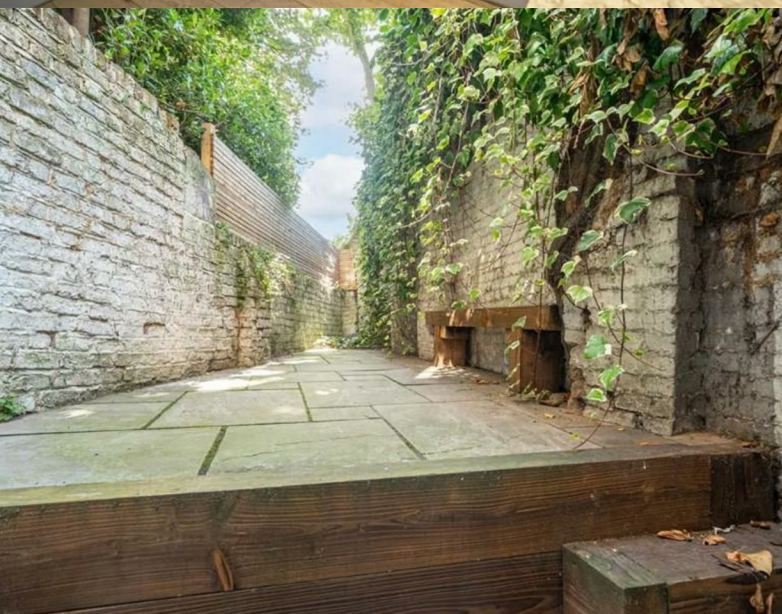
Elgin Avenue, London, W9 2NT

Guide Price £750,000

Subject to Contract

- Two double bedrooms and study
- Marble worktops in kitchen
- Own entrance
- Timber style flooring

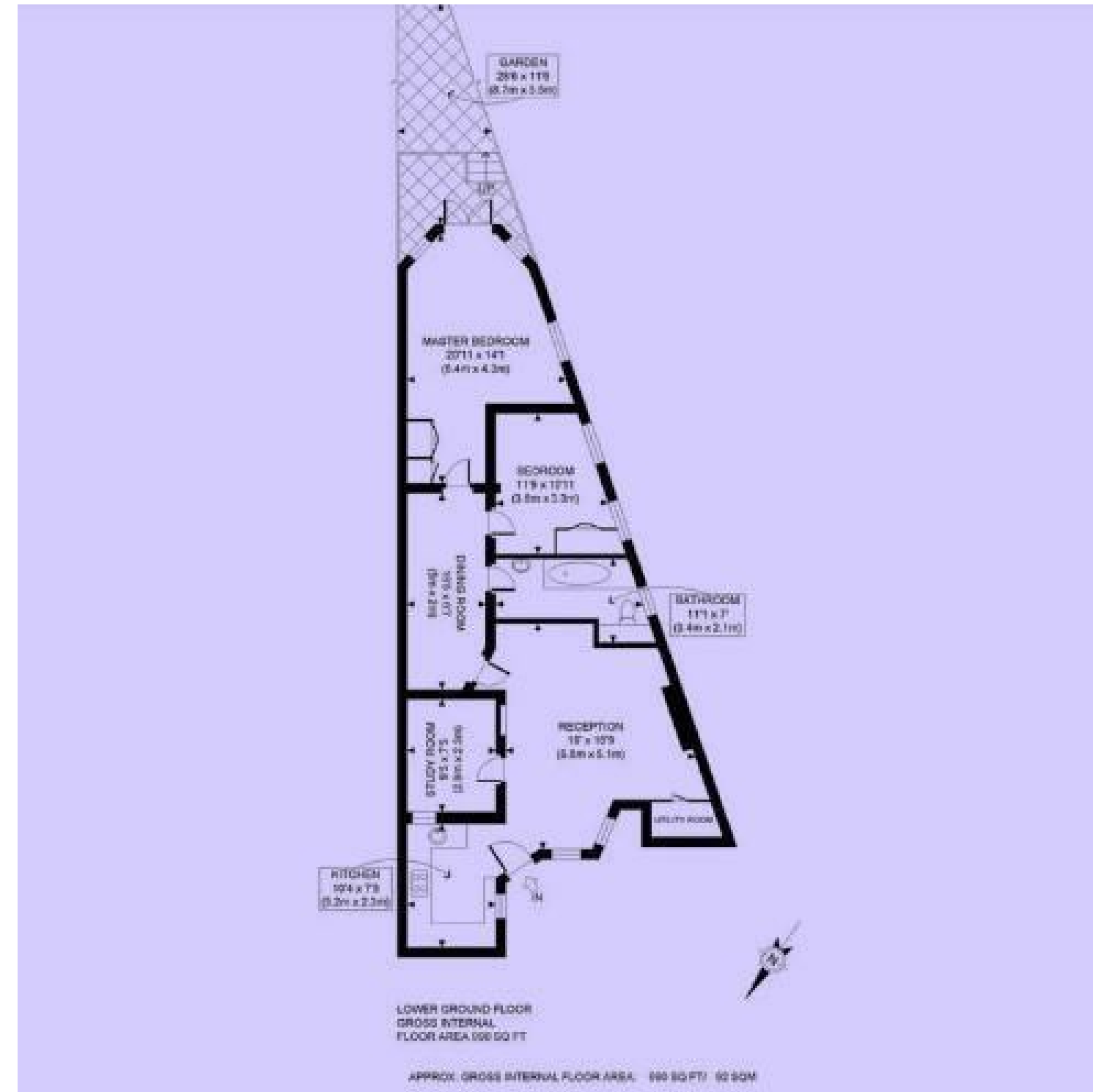
- 19 ft reception room
- Private rear garden
- Share of freehold
- Beautiful broad tree-lined avenue of Elgin Avenue



Elgin Avenue, W9 2NT

Garden flat with its own entrance and a private south facing patio garden... contemporary interiors and ample storage with wood flooring throughout, this two bedroom flat entered directly from the street benefits from reception room with a bay window, marble worktops in fully fitted kitchen and a spacious inner hallway. The principal bedroom offers direct access to a split-level patio area, and there is a second bedroom. Additionally, the flat includes a study that with the necessary consent, could be used to extend either the kitchen or the reception room.

Nestled in the vibrant hub of Maida Vale, this property is close to Maida Vale station (Bakerloo Line), offering convenient access to local amenities such as a variety of shops, cafes, bars, and restaurants.



Tenure Leasehold - Share of Freehold

Price Guide Price £750,000 Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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