



## Elgin Avenue, W9

£1,650,000

Located in the heart of Little Venice, a rarely available chain free three bedroom maisonette set in a Victorian conversion. Spanning 1567 sq ft, this property offers two stunning reception rooms, an integrated kitchen and a private patio & gardens.

Ideally located on Elgin Avenue, the property is within close proximity of Maida Vale and Westbourne Park tube stations and all other local shops, cafés and restaurants, as well as Paddington Rec.

### Features

- Period Conversion
- High Ceilings & Bay Window
- Great Location
- Two Reception Rooms
- Private Patio & Garden
- Private Entrance



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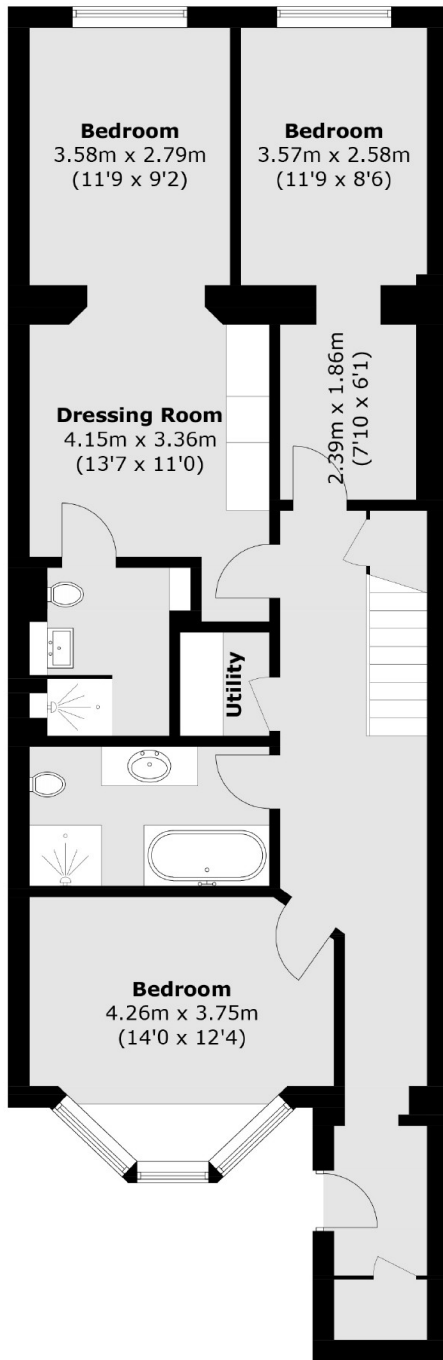
This flat would make an excellent family home, as well as an investment. The raised ground floor has a large open-plan reception room with a substantial bay window, perfect for a dining room area to entertain, and an integrated kitchen with island.

The rear reception room has engineered wood flooring and two french doors leading to a private patio, with views overlooking a large, private garden.

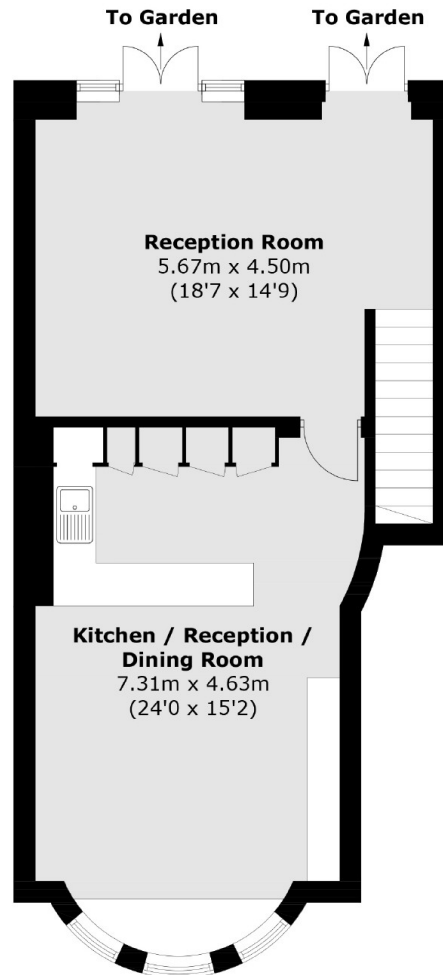
Downstairs can be accessed by its own front door and leads to two double bedrooms and a separate family bathroom. The principal bedroom has its own walk-in dressing room with an en suite.



# Elgin Avenue, Maida Vale, W9



**Lower Ground Floor**



**Ground Floor**

Total area (approx.): 145.6 sq. m (1,567.3 sq. ft)