



Elgin Avenue, W9

£1,000,000

A 1,041 sq ft garden floor flat set in a Victorian conversion. This spacious property comes complete with two bedrooms, one bathroom and additional WC, a sizable open plan kitchen/reception with access to a private garden and an outhouse with electricity and heating. This property comes with a share of freehold.

Elgin Avenue is a charming, tree-lined street, perfectly positioned just moments away from the open spaces and sports facilities of Paddington Recreation Ground. Additionally, it is close to the shops, cafés, and restaurants along Lauderdale Parade, as well as Maida Vale underground station (Bakerloo line).

Features

Raised Ground Entrance
Share Of Freehold
Private Garden
Great Transport Links
Private Outbuilding
Chain Free



Elgin Avenue, W9

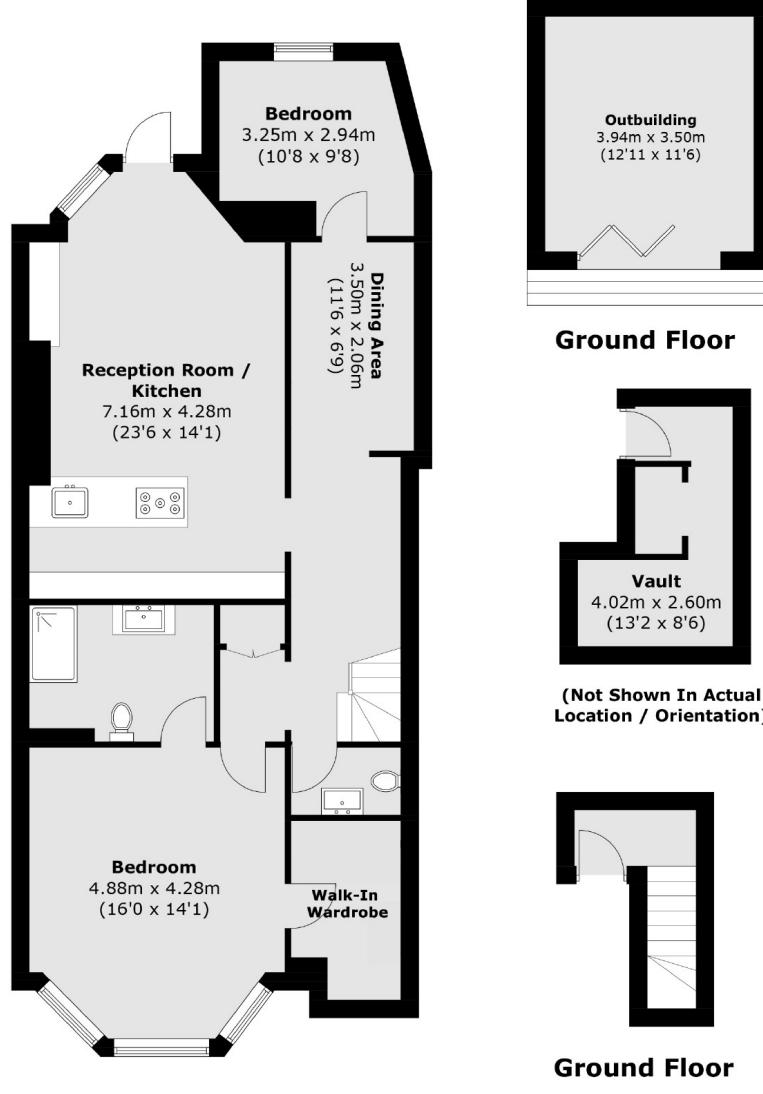
Entered via the raised ground floor, this spacious flat is arranged over the lower level, offering a smart layout and stylish finishes throughout.

Upon entry, there's a separate WC, while to the left sits the main bedroom with a large en suite and walk-in wardrobe. The open plan kitchen and reception area features modern appliances and opens onto a generous private terrace, complete with a versatile outhouse ideal for a home study or gym.

Further highlights include a dedicated dining area, a hidden second bedroom concealed behind a bookcase, a storage vault, and wooden flooring throughout the main living spaces.



Elgin Avenue, Maida Vale, W9



Ground Floor

Total area (approx.): 96.8 sq. m (1,041.8 sq. ft)
 Outbuilding area (approx.): 13.8 sq. m (148.6 sq. ft)
 Vault area (approx.): 8.1 sq. m (87.1 sq. ft)

Dexters

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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