



Elgin Avenue, London W9

£750,000

A delightful Two Bedroom apartment benefiting from own entrance and private patio garden located on Maida Vale's popular Elgin Avenue. The flat benefits from wood flooring throughout, reception with bay window, fully fitted kitchen, spacious inner hallway, master bedroom with direct access to split level patio area, second bedroom. The flat also benefits from a separate room (9'5 x 7'5) that could, with the necessary consent, be used to extend either the kitchen or the reception. Ideally located close to the shops and cafes of Castellain Road and Lauderdale Parade. Share of Freehold with 994 Years remaining, Service Charge £1200 pa, Council Tax Band F. SOLE AGENTS.

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Reception



Second Bedroom



Kitchen



Spare Room



Master Bedroom

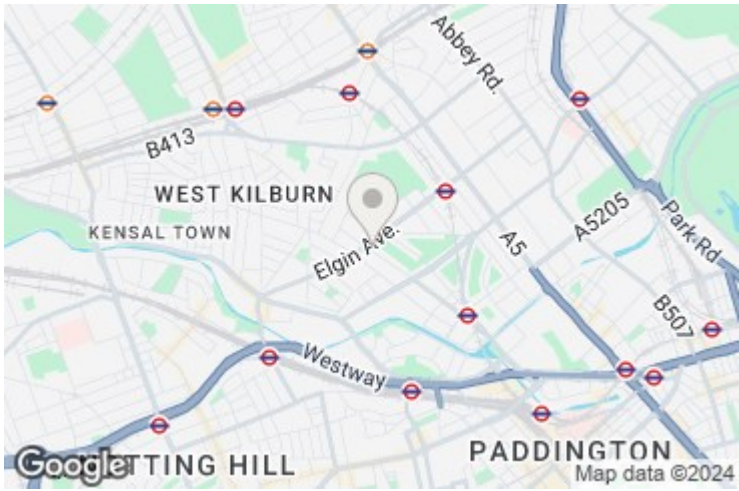


Bathroom



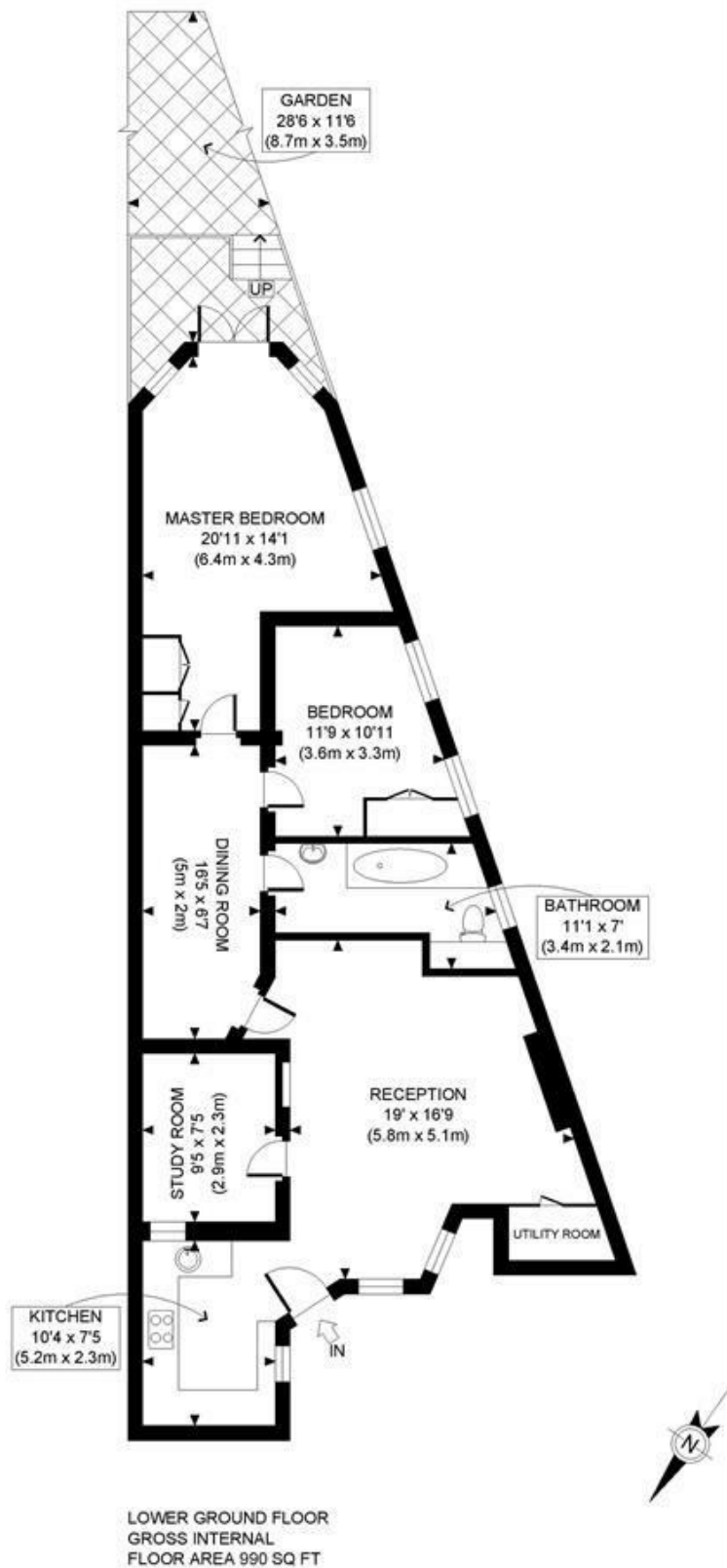
Garden

Elgin Avenue, London W9



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 990 SQ FT/ 92 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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