



### Elgin Avenue, London W9

**£475,000**

A bright and airy One Bedroom apartment situated in this delightful period building located only moments away from Maida Vale Underground Station (Bakerloo Line). The property has been maintained to a high standard throughout and consists of a beautiful semi open plan fitted kitchen, living room with wood flooring, master bedroom with fitted wardrobes and modern tiled bathroom. The flat further benefits from wood effect flooring throughout as well as further fitted storage. Located on Elgin Avenue, the flat is only moments from the shops and cafes as well as the open spaces of Paddington Recreational Ground. The flat has Share of Freehold with Lease of 84 years unexpired, Service Charge £1300pa, Ground Rent £150 pa, Council Tax Rating C, SOLE AGENTS.

# Elgin Avenue, London W9

Reception



Bathroom



Kitchen



Exterior



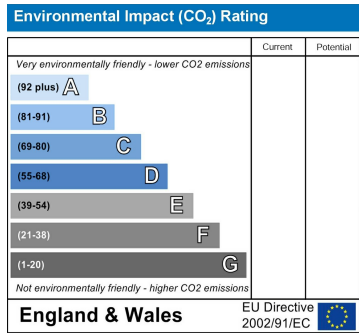
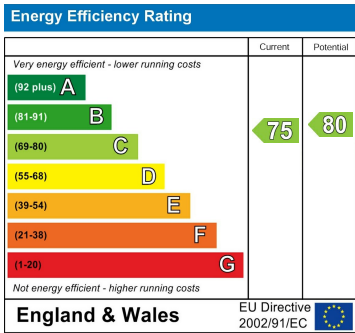
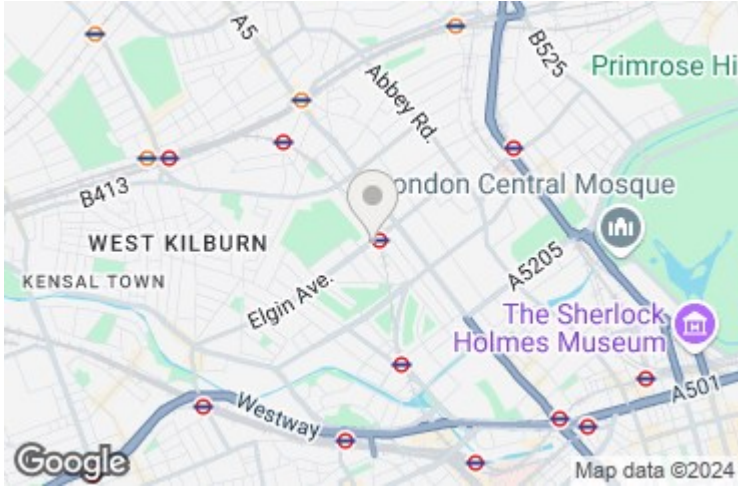
Bedroom

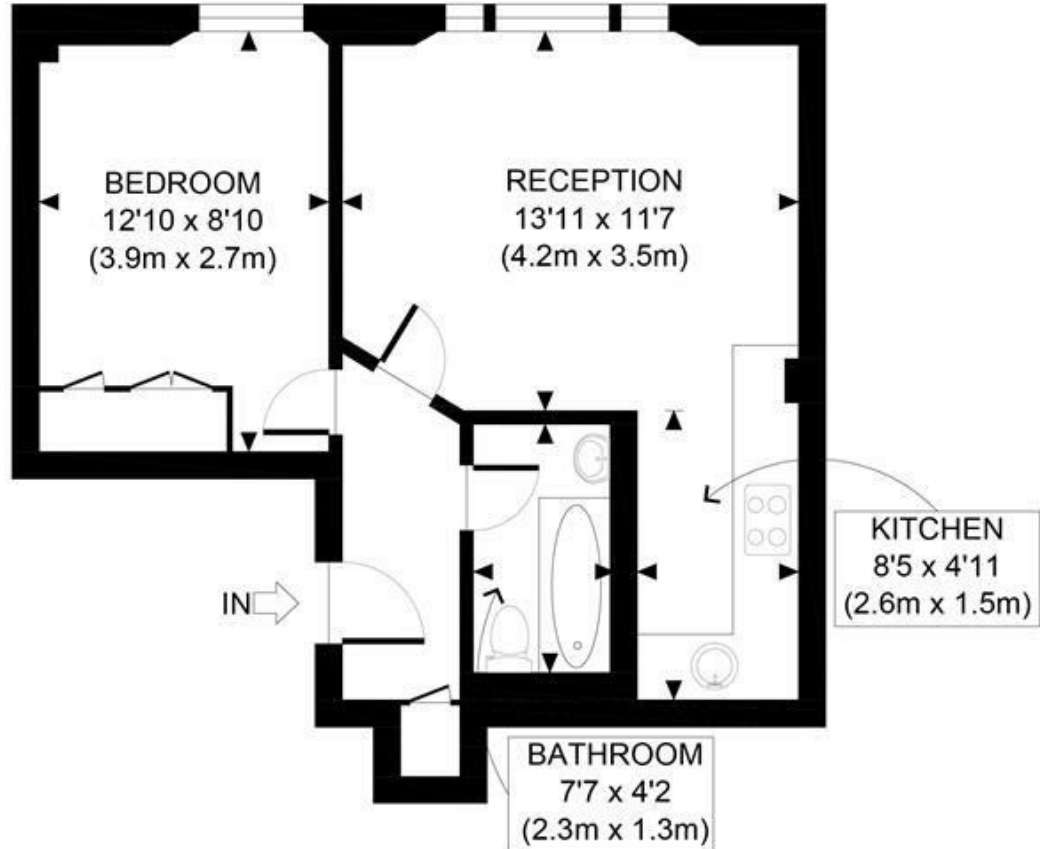


Hallway



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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 407 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 407 SQ FT / 38 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

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