



## Elgin Avenue, London W9

**£895,000**

A beautifully presented bright and spacious two double bedroom, two bathroom split level apartment located on this ever popular tree lined road. The flat comprises of spacious reception with wood flooring and feature fireplace open planned to fitted kitchen, master bedroom with built in wardrobes with the added benefit of en-suite bathroom, second double bedroom also with built in wardrobes, seperate family shower room. Conveniently located on the desirable Elgin Avenue, the property is just moments away from numerous shops, cafes and restaurants of Maida Vale as well as the open spaces of Paddington Recreation Ground. Both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) are nearby, providing quick access to Central London and beyond. Additionally, Paddington Station, with Elizabeth Line, National Rail, and Heathrow Express services, is easily accessible. Share of Freehold. SOLE AGENTS.



En-Suite Bathroom



Reception (2)



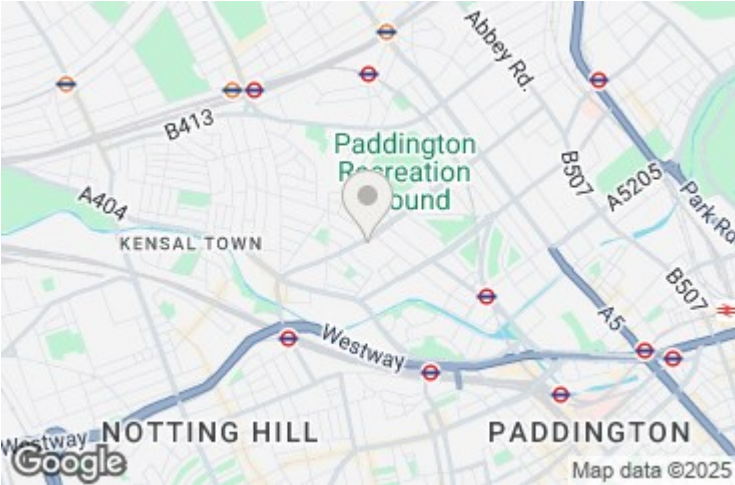
Bedroom



Reception (2)



Showerroom



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		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

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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