



Elgin Mansions, Maida Vale, W9

£940,000

Compton Reeback are pleased to offer this three Bedroom, two reception apartment situated on the second floor of this popular red brick mansion block located in the heart of Maida Vale. The flat requires modernisation and offers bright and spacious accommodation throughout. Currently the apartment is arranged as four bedrooms with kitchen and dining room adjacent, bathroom with guest cloakroom. The flat has the added benefit of two balconies with one of them overlooking the well landscaped communal gardens. Elgin Mansions is ideally located close to Maida Vale Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. The apartment has a Share of Freehold with 964 year lease. Service charges £3,945, Ground Rent N/A, Council Tax Band F, **SOLE AGENT.**

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Reception room



Bedroom 1



Kitchen



Bedroom 2



Dining room

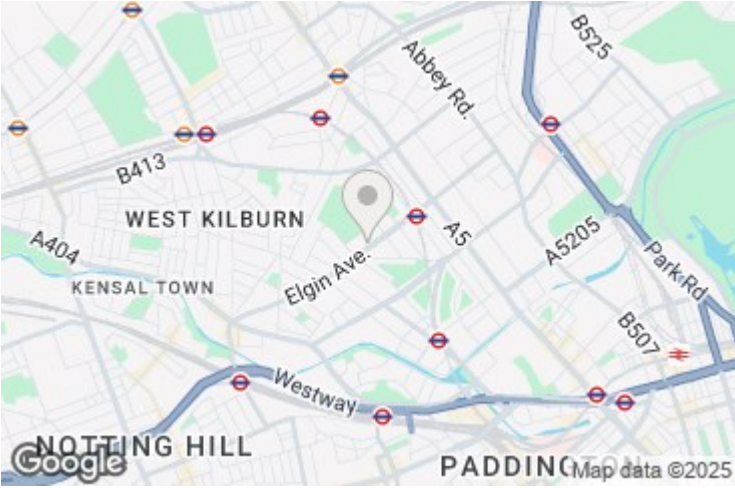


Bedroom 3



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Bathroom



Kitchen Balcony



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

Exterior





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1056 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1056 SQ FT/ 98 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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