



Elgin Avenue, Maida Vale, W9

Asking Price £685,000

A bright and airy first floor two bedroom apartment set within this red brick period conversion apartment. The apartment further comprises a good sized reception room with high ceilings, feature fireplace, fitted kitchen, and newly fitted bathroom and independent central heating. The property is conveniently located close to all amenities including shops, cafes and restaurants along Lauderdale Parade, Paddington recreation ground and is also equidistant from Maida Vale and Warwick Avenue (Bakerloo line) Underground Station. Share of Freehold with 967 year lease. Service charge £4200 per annum plus sink fund contribution. no ground rent. **SOLE AGENTS**

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Reception room:

10'9 x 11'11 (3.28m x 3.63m)



Bedroom 2:

14'2 x 6'6 (4.32m x 1.98m)



Kitchen:

7'6 x 6'6 (2.29m x 1.98m)



Bathroom:



Bedroom 1:

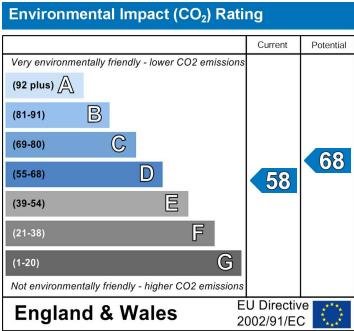
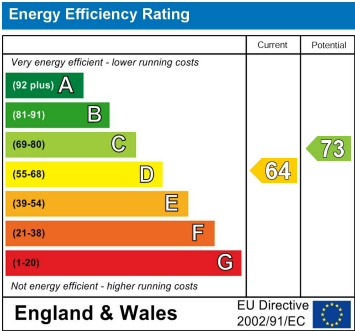
14'3 x 12' (4.34m x 3.66m)



Outside:



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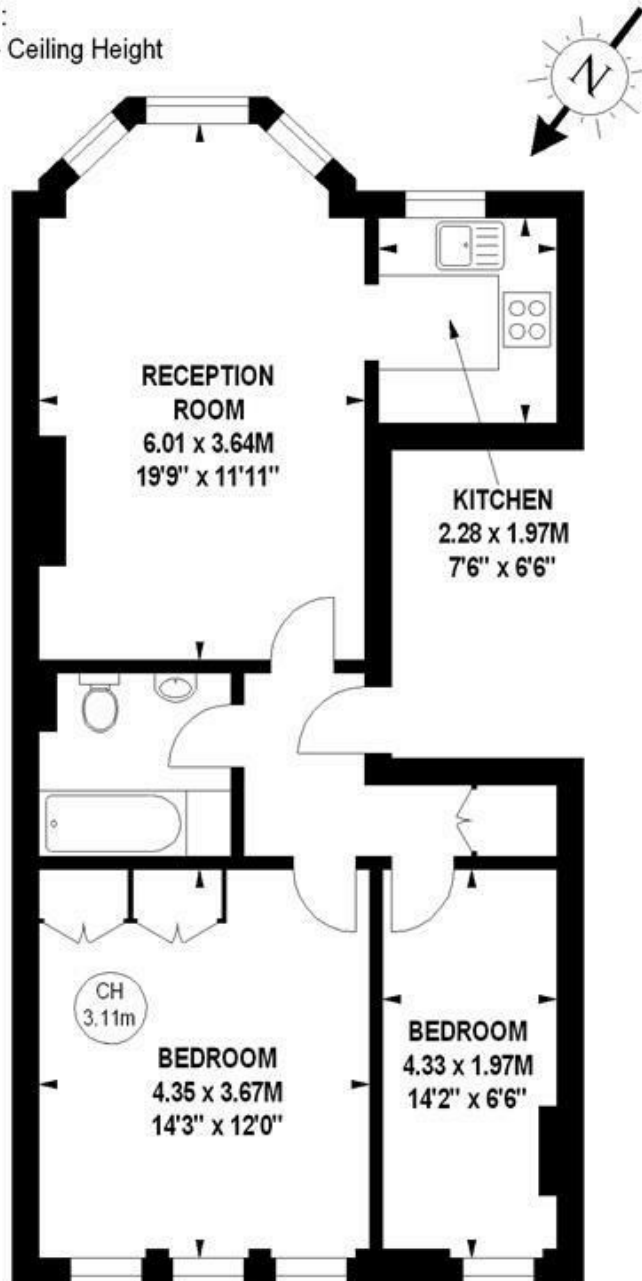


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Approximate gross internal area

61.22 sq m / 659 sq ft

Key :
CH - Ceiling Height



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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