



Fox Gregory is delighted to present this exquisite and spacious turnkey two-bedroom garden apartment, nestled within a distinguished end-unit mansion block. This property boasts a private 500 sq ft patio. A unique offering of this apartment is a separate self-contained gymnasium and a separate self-contained music room/office set in the gardens.

Encompassing approximately 970 sq ft, this meticulously renovated and airy apartment features a separate, eat-in chef's kitchen/breakfast room with doors leading to the garden, a luminous reception room with high ceilings and bay window, a principal bedroom with bespoke built-in wardrobes and air-conditioning, a fully tiled and polished Italian Carrera marbled family bathroom, an additional double bedroom with custom cabinetry made on-site, and a contemporary shower room with a Japanese guest W.C.

This sophisticated smart home is equipped with double glazing, soundproofed ceilings, warmup underfloor heating, Blinq security system, and Sonos sound system throughout.

Elgin Mansions enjoys an ideal location, just moments from the charming cafes, restaurants, and delis of Lauderdale Parade, the shops of Clifton Road, and the expansive green spaces and sports facilities of Paddington Recreation Ground and Maida Vale station (Bakerloo line).

Offers in excess of £1,250,000

Elgin Mansions, Elgin Avenue, London W9 1JG

£1,250,000

Subject to Contract

SOLE AGENTS

FOXGREGORY



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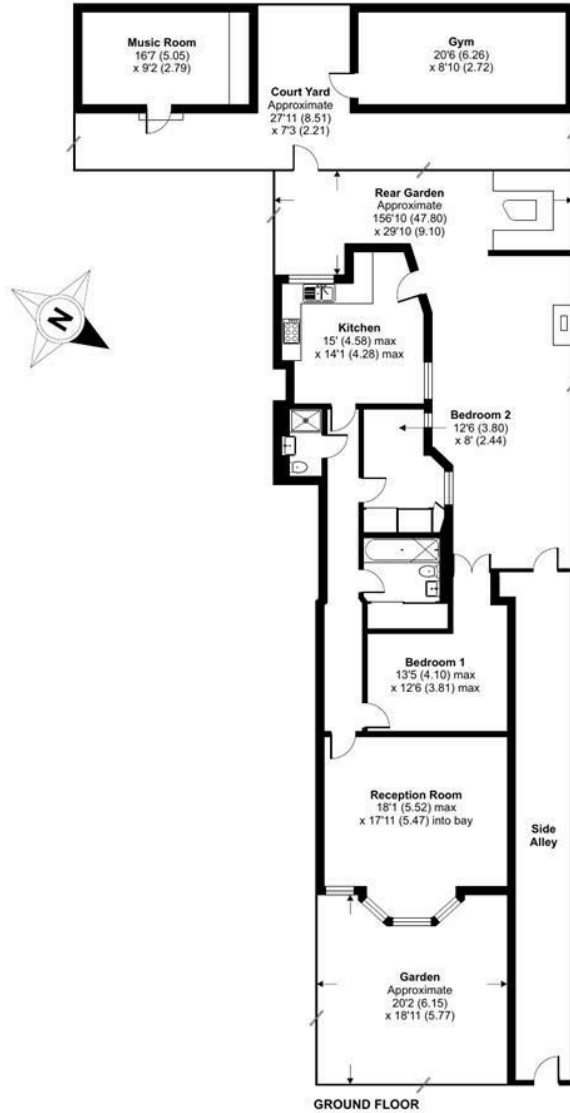
Elgin Avenue, London, W9

Approximate Area = 970 sq ft / 90.1 sq m

Outbuildings = 340 sq ft / 31.5 sq m

Total = 1310 sq ft / 121.6 sq m

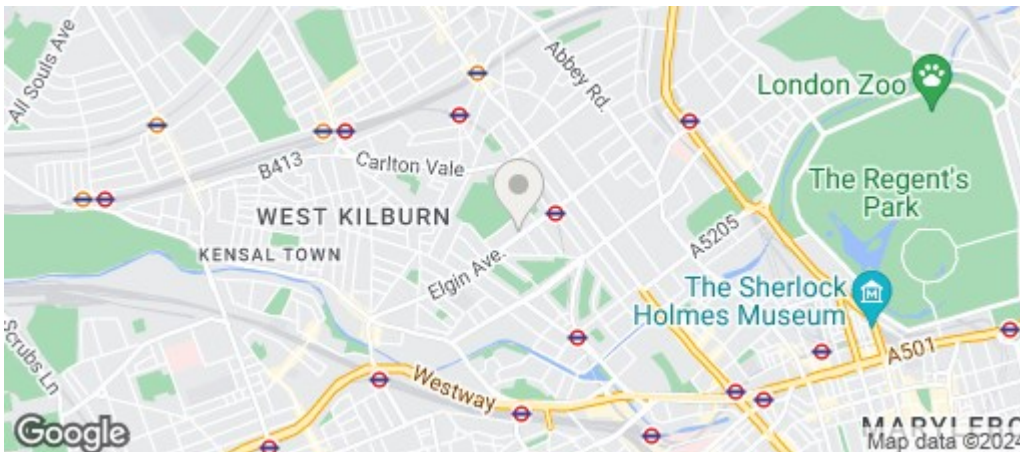
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fox Gregory Ltd. REF:1138159



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	