



# Elgin Avenue , London, W9

**Guide price £365,000**

FOR SALE BY ONLINE AUCTION JANUARY 12th 2026 - By order of the executors: Nestled on Elgin Avenue in the heart of London W9, this two-bedroom apartment presents an excellent opportunity. Spanning an impressive c.900 square feet, the property offers a well proportioned reception room with balcony access, separate kitchen and two double bedrooms. There is a modern bathroom with separate W.C. A most noteworthy and rare feature for W9 is that the property benefits from its own garage. The apartment is presented as a blank canvas, inviting you to introduce your personal style and creativity into the space. Another standout feature of this property is the share of freehold. Elgin Avenue is conveniently located, providing easy access to local amenities, transport links (Zone 2), and the vibrant culture of the surrounding area. Service charge: Approx. £4494 per annum (variable) which INCLUDES hot water, heating and sinking fund (based on June 25 quarterly statement, further details contained in the legal pack) Ground rent: None (TBC). Local Authority: Westminster

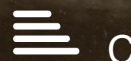
## IMPORTANT

Intra Capital Estates gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing. 7. See auction listing for information on additional buyers fees.

- ONLINE AUCTION 12th JANUARY 2026 - 3PM
- See auction listing on our website or on Bamboo auctions
- 2 Double Bedrooms
- Share of Freehold
- Garage
- Lounge
- Separate Kitchen
- Lift
- Balcony

## Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.





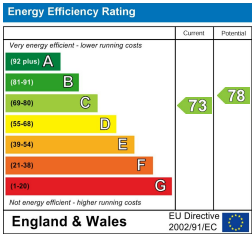
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

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MODERN APPROACH  
TRADITIONAL VALUES

