



WESTSIDE COURT

Elgin Avenue, W9



A BEAUTIFULLY REFURBISHED DUPLEX THREE BEDROOM

Apartment set within a period conversion, with two private balconies
and direct access to communal gardens.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 992 years remaining

Service charge: Circa £8,000 per annum (includes insurance), reviewed annually*

Asking Price: £1,450,000



WESTSIDE COURT, ELGIN AVENUE, W9

This duplex apartment comprises a large reception with a balcony and direct access to communal gardens, a modern kitchen and a guest WC on the ground floor. The living area exudes modern elegance with warm wooden floors and vibrant accents, creating a serene ambience.

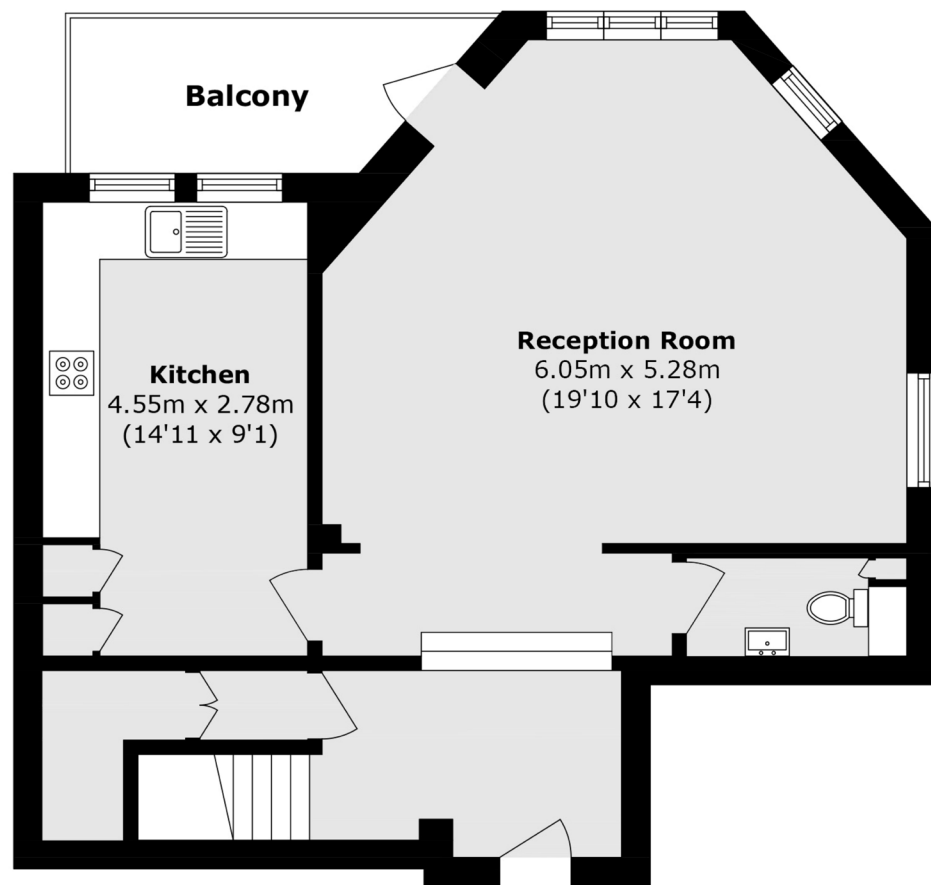
The principal bedroom, with an en suite bathroom and excellent storage, is on the first floor, along with two additional bedrooms, (one of which can serve as a study), and a modern family bathroom. Further benefits include excellent storage, two balconies, four air conditioning units (heating and cooling) and a communal garden, which offer calming outdoor spaces.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.



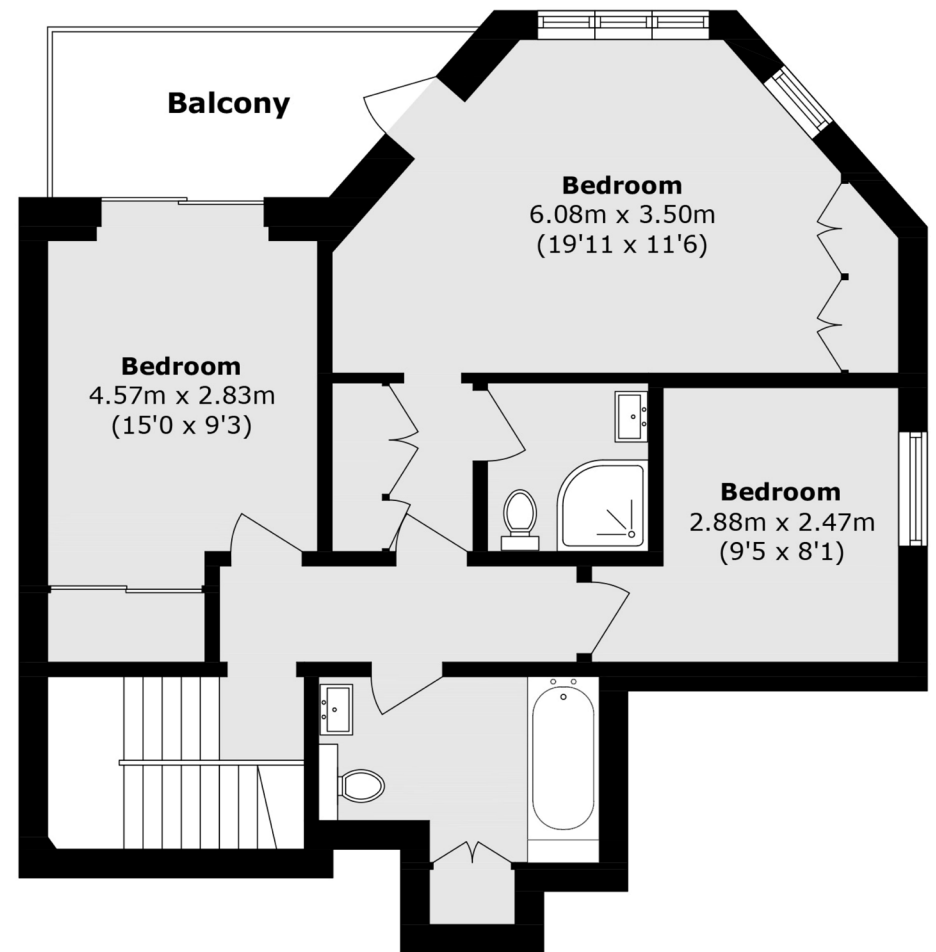






Ground Floor

(Balcony Area Approximately 13.3 sq m / 143.2 sq ft)
 (Approximate Gross Area Including Balconies = 136.7 sq m / 1,471.5 sq ft)
 Approximate Gross Internal Area = 123.4 sq m / 1,328.3 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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