



Elgin Avenue

London, W9

Asking Price £550,000

Positioned on the raised ground of this charming Victorian conversion is this spacious and bright one bedroom apartment spanning approximately 582 square feet.

Finished to a wonderfully high standard throughout the accommodation comprises a large reception room with gorgeous bay window, separate fully fitted eat in kitchen and a master bedroom with plentiful storage to the rear.

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well manicured communal gardens. Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area. BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances. The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and great bus links into central London. Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

CHESTERTONS



Elgin Avenue

London, W9

- A charming one bedroom apartment spanning approx. 582 square feet.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Positioned on the raised ground floor with abundant natural light.
- The apartment is in central Maida Vale close to transport links.



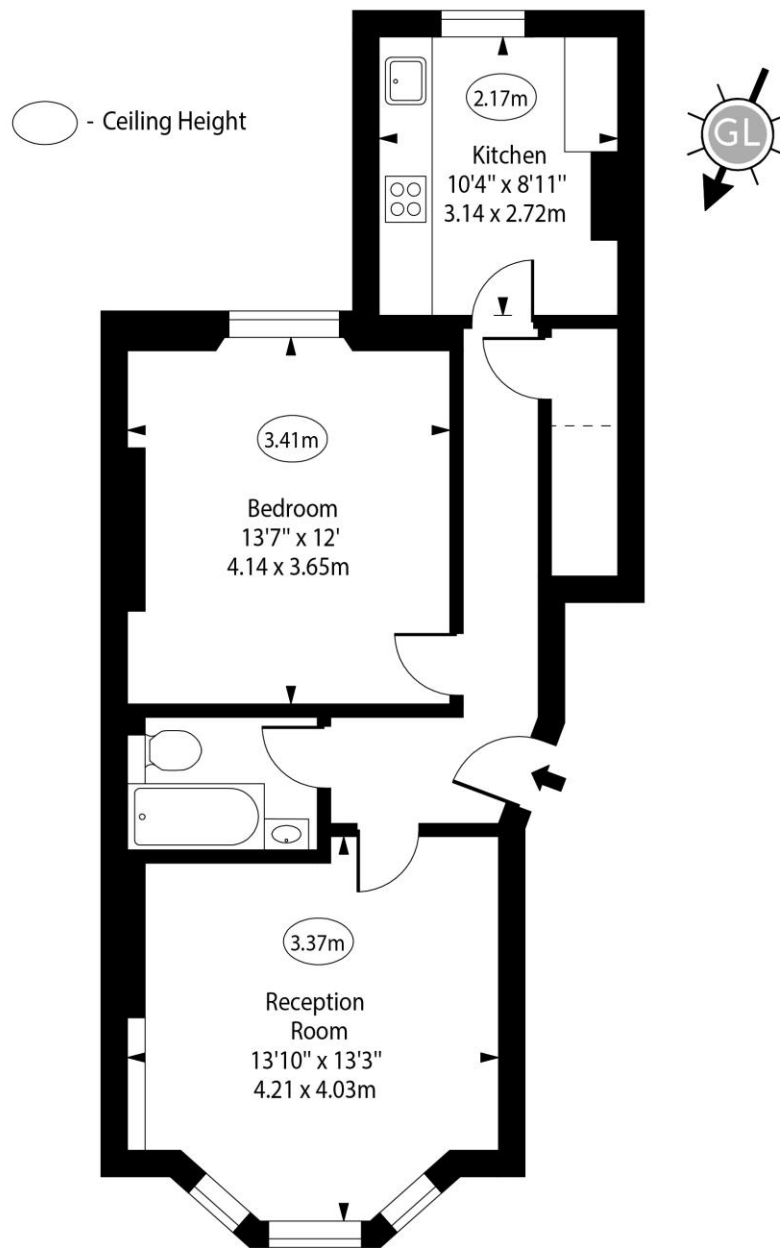
Tenure: Share of Freehold 898 years 7 months
Service Charge: £0 Ad Hoc - 25% of outgoings
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Raised Ground Floor

Approx Gross Internal Area 582 Sq Ft - 54.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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