



**Elgin Avenue, Maida Vale, W9**

**Asking Price £600,000**

We are pleased to offer for sale this bright top floor two bedroom apartment set within this fine period building. The apartment has lovely reception room with modern open plan fitted kitchen, double master bedroom with storage potential, modern bathroom with built-in cupboard housing washing machine, purpose built stairs providing access to flat roof ( not demised ). The apartment is well positioned for Local shops, restaurants and cafes along Elgin Avenue together with Maida Vale Underground Station ( Bakerloo Line ). The property has a Share of Freehold with lease of 955 years unexpired, Service charge £3,800 pa, Ground Rent N/A, Council Tax Band D. SOLE AGENTS.

# Elgin Avenue, Maida Vale, W9

Reception room

Kitchen

Bedroom 1

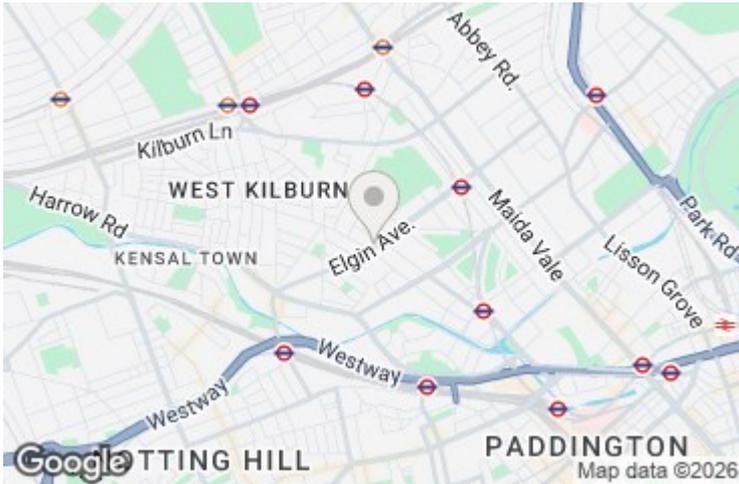
Bedroom 2

Bathroom



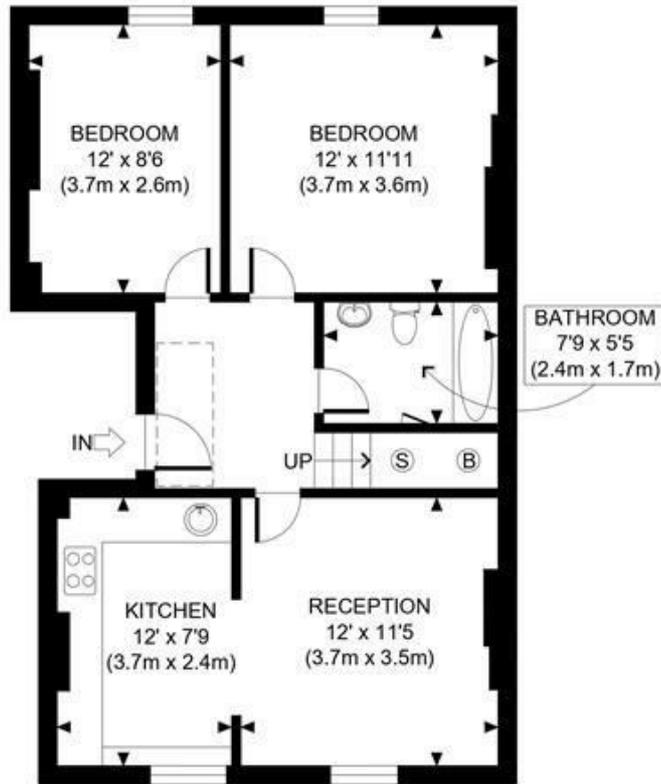
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## Exterior



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 625 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 625 SQ FT/ 58 SQM

## PROPERTY PHOTO PLANS co.uk

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

### MAIDA VALE

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Est. 1995

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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) = 3.29' (feet)

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