



Elgin Avenue

Maida Vale, W9

Asking Price £750,000

A beautifully presented two-bedroom apartment with a private garden, occupying part of an attractive period conversion on sought-after Elgin Avenue.

The property offers well-balanced accommodation with a bright and inviting reception room providing ample space for both living and dining. The adjoining fitted kitchen is thoughtfully arranged and creates an excellent entertaining space, while large windows allow for an abundance of natural light throughout.

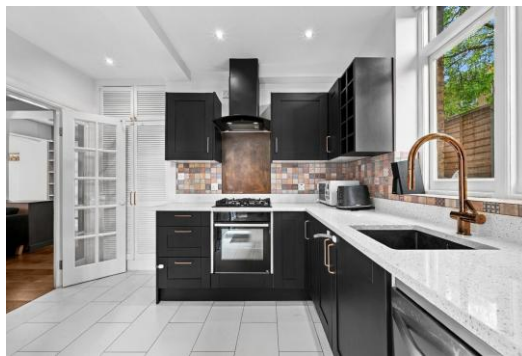
There are two well-proportioned bedrooms, together with a family bathroom and useful storage. A particular feature of the property is the private rear garden and patio, providing an exceptional extension of the living space and a rare benefit for an apartment in this location.

The property combines attractive period character with a practical contemporary layout and would make an excellent home, pied-à-terre or investment.

Elgin Avenue is ideally positioned for the extensive selection of cafés, restaurants and independent shops found throughout Maida Vale and Little Venice, with the picturesque Regent's Canal also within easy reach.

Excellent transport connections are available from Maida Vale and Warwick Avenue Underground stations, while Paddington provides convenient Elizabeth line, National Rail and Heathrow Express services.

CHESTERTONS



Elgin Avenue

Maida Vale, W9

- Private garden
- Two Bedrooms
- Period Conversion
- Elgin avenue W9



Tenure: Share of Freehold 999 years
Service Charge: £2,700 pa
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: E

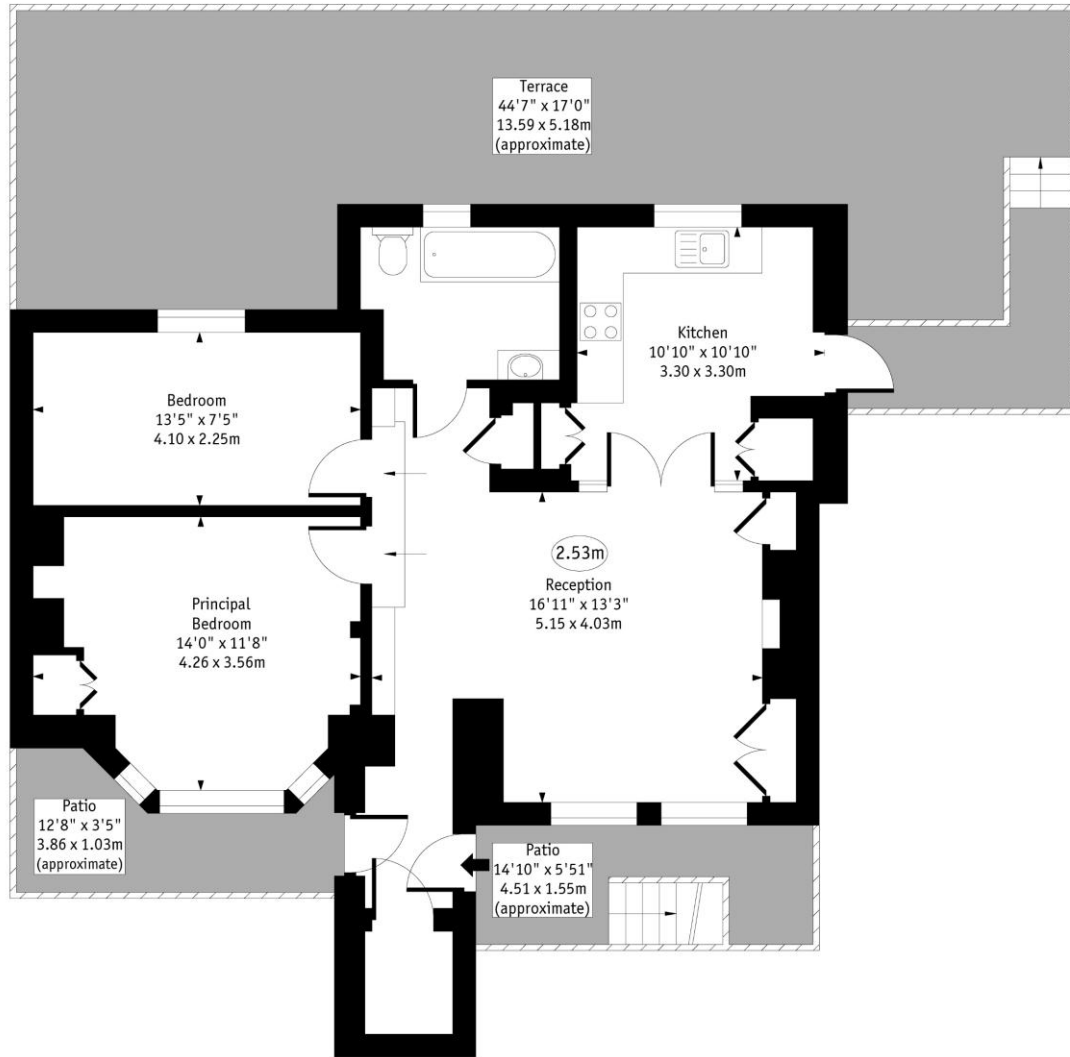
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 774 Sq Ft - 71.90 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.
www.goldlens.co.uk
Ref. No. 033050DH