



Elgin Avenue

London, W9

Asking Price £1,050,000

Positioned on the garden level of a charming red brick Victorian conversion, with ground floor access is this charming and spacious 2-bedroom apartment spanning approximately 930 square feet and benefitting from direct access to a private garden.

Set in central Maida Vale, the accommodation comprises and large reception giving access to a fully fitted kitchen and direct access onto a large south facing patio garden, a large master bedroom with en suite bathroom and plentiful storage along with a second bedroom served by a family bathroom.

Elgin Avenue has easy access to the shops and restaurants of Maida Vale, Little Venice and Notting Hill, as well as Paddington Recreation Ground, Paddington Train Station and both Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line).

CHESTERTONS



Elgin Avenue

London, W9

- A charming two bedroom garden apartment spanning approx. 930 square feet.
- Benefitting from a charming south facing private garden.
- Positioned on central Maida Vale, close to transport links.
- Benefitting from a share in the freehold.



Tenure: Share of Freehold 98 years 2 months

Service Charge: Ad hoc

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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

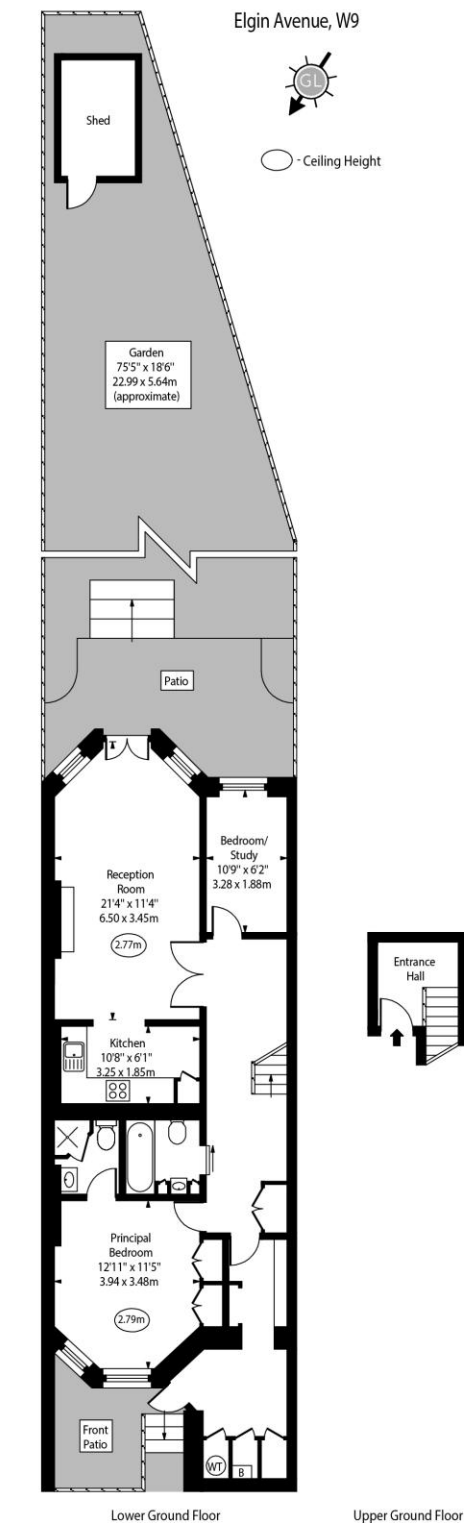
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Approx Gross Internal Area 930 Sq Ft - 86.40 Sq M

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.goldilens.co.uk
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