



ELGIN AVENUE

LONDON, W9

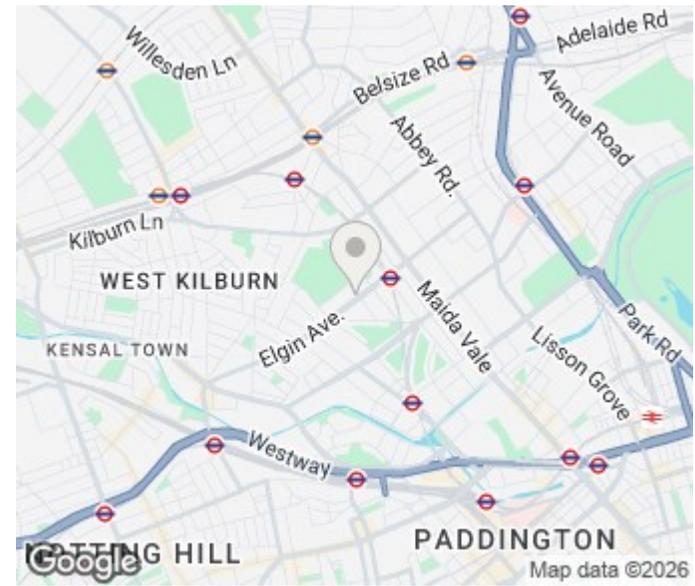
£2,600

Nestled in the heart of Maida Vale, this charming two-bedroom property on Elgin Avenue offers a delightful blend of modern living and classic appeal. Spanning an impressive 875 square feet, this refurbished residence is perfect for those seeking comfort and style in one of London's most desirable neighbourhoods.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen complements the living space, making it a joy to prepare meals and host gatherings. The two bedrooms are generously sized, offering ample storage and natural light, ensuring a peaceful retreat at the end of the day.

The property features a contemporary bathroom, thoughtfully designed to meet the needs of modern living. With its recent refurbishment, you can enjoy the benefits of updated fixtures and fittings, providing a fresh and stylish environment.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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