



Elgin Avenue, London, W9 1JR
Asking Price £835,000 Leasehold





2 x  1 x  1 x 

An unusually large two bedroom garden flat with great potential, measuring 1074 sq ft, situated in a redbrick Victorian terrace just by Maida Vale tube with an impressive designed 54 ft south facing garden, and an opportunity to extend into the garden, and into the vaults demised to the flat at the front of the building. The flat has high ceilings and a generous entrance hall/dining room which is 26 ft 3" long. The impressive reception room has double doors leading out on to a garden which as been designed to incorporate a Japanese inspired pond with water feature and has mature exotic planting. The flat benefits from a contemporary fitted kitchen and master bedroom as well as a further double bedroom to the rear, and family bathroom. Long lease (to be extended before completion) The property is ideally situated one minute away for Maida Vale tube and its shops and access to Paddington recreation grounds. Also close to the picturesque canals of Little Venice and its cafes and restaurants





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1074 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1074 SQ FT/ 100 SQM

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.

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