



Elgin Mansions

Elgin Avenue, W9

Offers in excess of £1,000,000

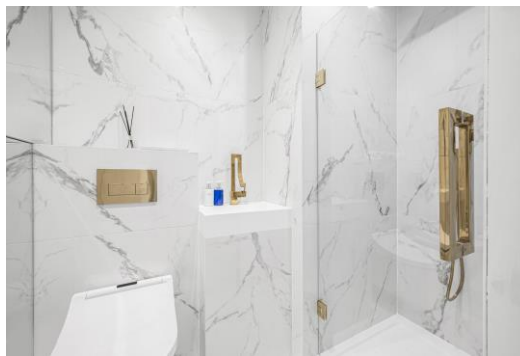
Positioned on the ground floor of an ever popular purpose built block is this exquisite and spacious turnkey two bedroom garden apartment benefitting from a private 500 sq ft patio. A unique offering of this apartment is a separate self contained gymnasium and a separate self contained music room/office set in the gardens.

Encompassing approximately 970 sq ft, this meticulously renovated and airy apartment features a separate, eat-in chef's kitchen/breakfast room with doors leading to the garden, a voluminous reception room with high ceilings and bay window, a principal bedroom with bespoke built-in wardrobes and air-conditioning, a fully tiled and polished Italian Carrera marbled family bathroom, an additional double bedroom with custom cabinetry made on-site, and a contemporary shower room with a Japanese guest W.C.

This sophisticated smart home is equipped with double glazing, soundproofed ceilings, warmup underfloor heating, Blinq security system, and Sonos sound system throughout.

Elgin Mansions enjoys an ideal location, just moments from the charming cafes, restaurants, and delis of Lauderdale Parade, the shops of Clifton Road, and the expansive green spaces and sports facilities of Paddington Recreation Ground and Maida Vale station (Bakerloo line).

CHESTERTONS



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- A charming two bedroom apartment positioned on the ground floor of a popular Maida Vale Mansion apartment.
- Coming with the unique benefit of two garden rooms currently being used as a gym and study/music room.
- The apartment benefits from a private patio garden.
- Benefitting from a share in freehold with exceptionally long underlying lease.



Tenure: Share of Freehold 995 years 2 months

Service Charge: £3755.12

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

[chestertons.co.uk](https://www.chestertons.co.uk)

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Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M
(Excluding Outbuildings)

Approx Gross Internal Area 1304 Sq Ft - 121.04 Sq M
(Including Outbuildings)

Gym Area 182 Sq Ft - 16.90 Sq M
Study Area 146 Sq Ft - 13.47 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
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