



Elgin Avenue , London, W9

Guide price £450,000

Nestled on Elgin Avenue in the heart of London W9, this two-bedroom apartment presents an excellent opportunity. Spanning an impressive c.900 square feet, the property offers a well proportioned reception room with balcony access, separate kitchen and two double bedrooms. There is a modern bathroom with separate W.C. A most noteworthy and rare feature for W9 is that the property benefits from its own garage. The apartment is presented as a blank canvas, inviting you to introduce your personal style and creativity into the space. Another standout feature of this property is the share of freehold. Elgin Avenue is conveniently located, providing easy access to local amenities, transport links (Zone 2), and the vibrant culture of the surrounding area. Service charge: Approx. £4494 per annum (variable) which INCLUDES hot water, heating and sinking fund (based on June 25 quarterly statement, further details contained in the legal pack) Ground rent: None (TBC). Local Authority: Westminster

- 2 Double Bedrooms
- Share of Freehold
- Garage
- Communal Gardens
- No Onward Chain

Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map

Elgin Avenue, W9
 Approx. Gross Internal Area 901 Sq Ft - 83.70 Sq M
 Approx. Gross Balcony Area 71 Sq Ft - 6.60 Sq M

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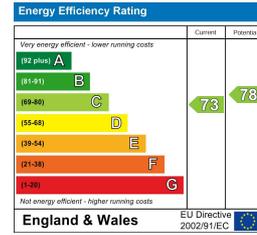
First Floor
 Floor Area 799 Sq Ft - 74.23 Sq M

Second Floor
 Floor Area 102 Sq Ft - 9.48 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.
 Date: 14/5/2025
 RICS Certified Property Measurer
 Iapplus.com



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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MODERN APPROACH TRADITIONAL VALUES

