



## Elgin Avenue, Maida Vale W9

**£800,000**

A beautifully presented bright and spacious three double bedroom, two bathroom split level apartment located on this ever popular tree lined road. This interesting flat comprises of spacious reception with double aspect, feature fireplace, wood flooring and semi - open planned fitted kitchen, bedroom three with built in wardrobes, family bathroom with built-in cupboard and shower, stairs rising to top floor with double main bedroom with built in cupboards and storage with added benefit of en-suite shower room, second double bedroom also with ample storage. The apartment also has double glazed windows and the potential to build out to a balcony / roof terrace from the hallway (planning permission previously granted ). Conveniently located on the desirable Elgin Avenue, the property is just moments away from numerous shops, cafes and restaurants of Maida Vale as well as the open spaces of Paddington Recreation Ground. Both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) are nearby, providing quick access to Central London and beyond. Additionally, Paddington Station, with Elizabeth Line, National Rail, and Heathrow Express services, is easily accessible. Leasehold 170 years unexpired, Service Charge £3,475 pa, Ground Rent £150, council tax band D, NO CHAIN, SOLE AGENTS.

# Elgin Avenue, Maida Vale W9

## Reception room



## En - Suite



## Kitchen



## Bedroom 2



## Bedroom 1

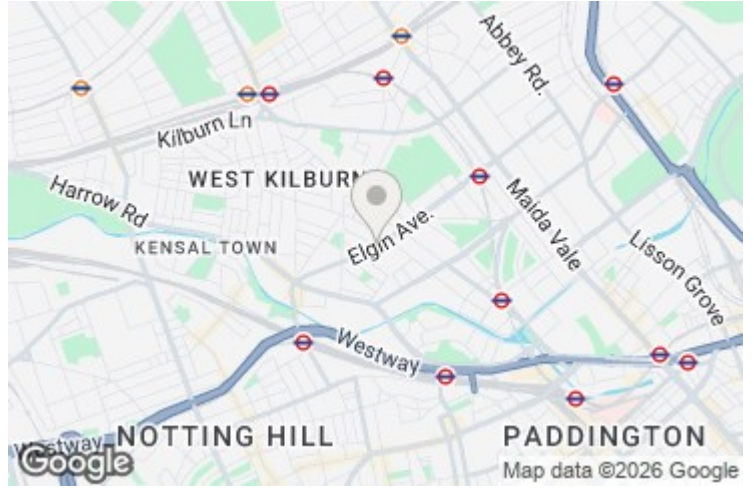


## Bedroom 3



# Elgin Avenue, Maida Vale W9

## Bathroom



## Exterior

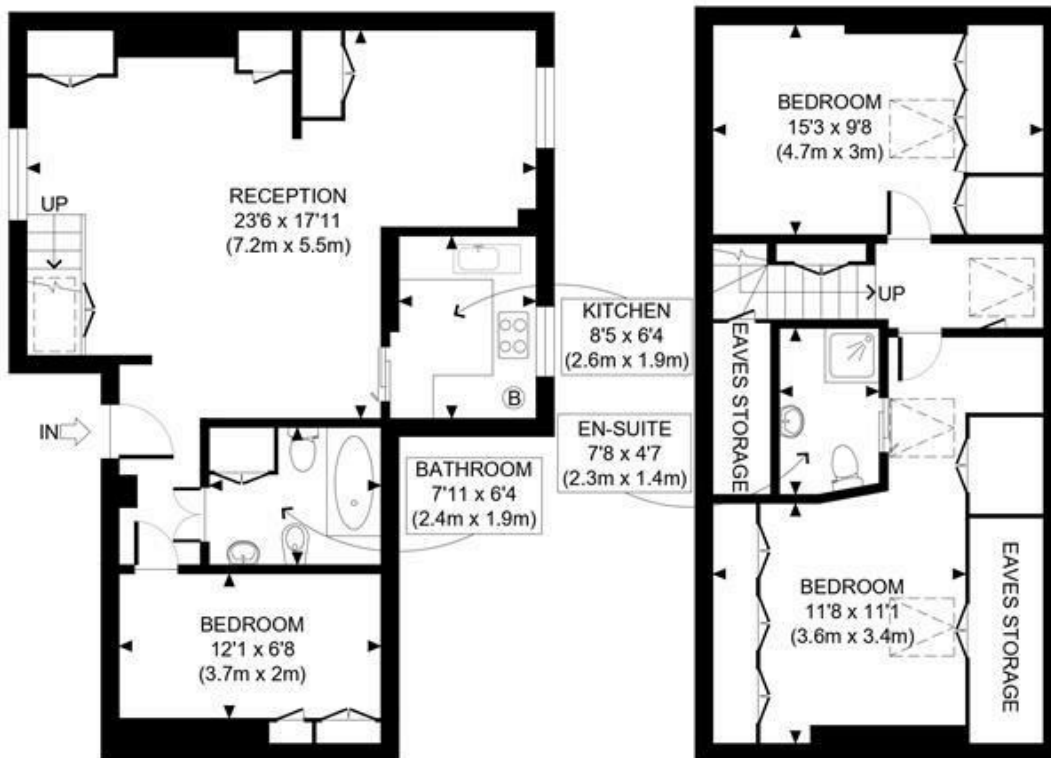


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Potential terrace





**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 590 SQ FT

**THIRD FLOOR**  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 506 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 442 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1096 SQ FT/ 102 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1032 SQ FT/ 96 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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Est. 1995

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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