

## Elgin Avenue, W9

£875,000

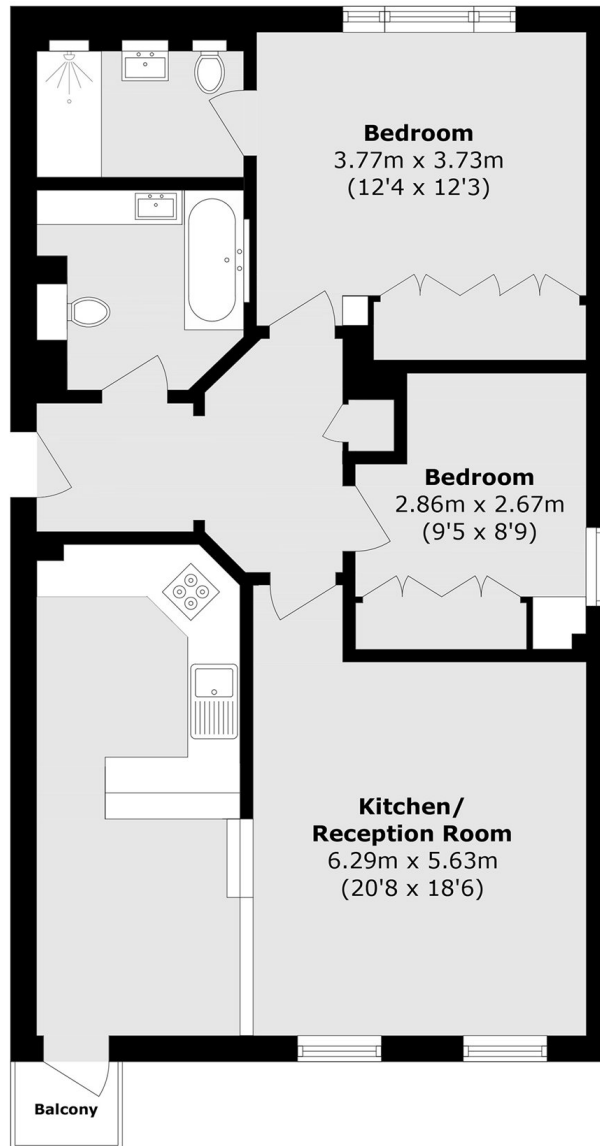
A well-presented first floor flat set in charming purpose-built block. This property comes complete with a two bedrooms, a sizable open plan kitchen/reception room with access to a balcony, two bathrooms and sash windows throughout.

Elgin Avenue is a charming, tree-lined street perfectly positioned just moments away from the open spaces and sports facilities of Paddington Recreation Ground. Additionally, it is close to the shops, cafés, and restaurants along Lauderdale Parade, as well as Maida Vale underground station (Bakerloo line).

### Features

- Access to Communal Gardens
- Open Plan Kitchen/Reception
- Two Bathrooms
- Balcony
- Lift Access
- Share of Freehold

# Elgin Avenue, Maida Vale, W9



Total area (approx.): 72.3 sq. m (778.2 sq. ft)

Balcony area (approx.): 1.2 sq. m (12.9 sq. ft)