



## Elgin Avenue, W9

£1,450,000

A spacious ground floor split-level flat set in charming purpose-built block. This property comes complete with a three bedrooms, a sizable reception room with bay windows, a separate kitchen, two bathrooms and additional WC, two balconies and sash windows throughout. This one of two flats directly connected to the communal gardens.

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

- Split-Level Flat
- Two Bathrooms
- Two Balconies
- Air Conditioning Units
- Direct Access to Gardens
- Chain Free

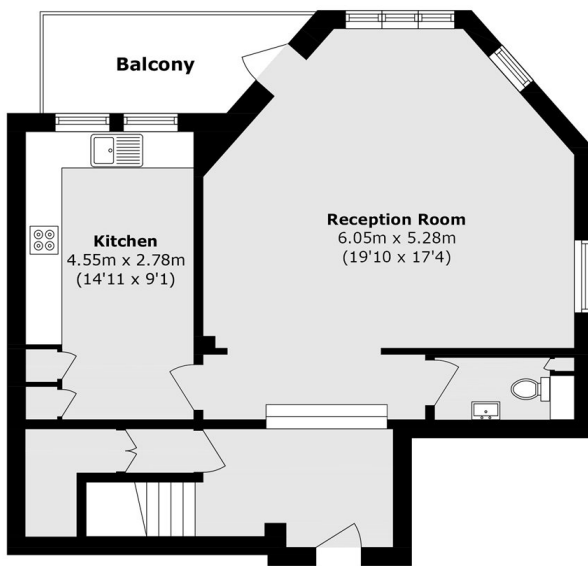


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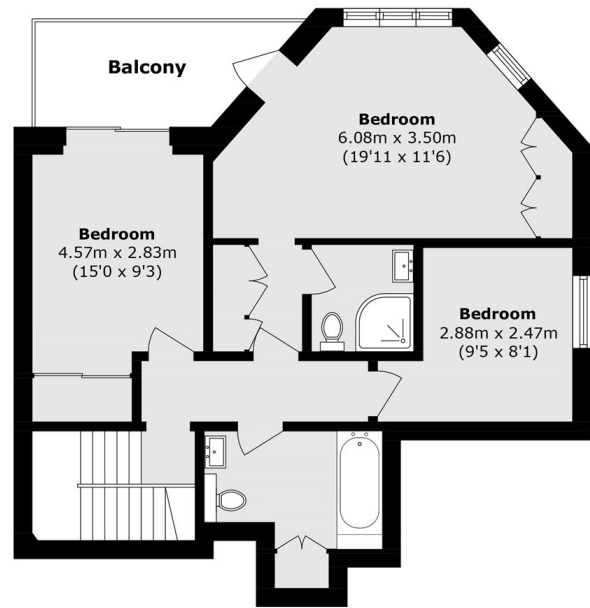
This property, set in an elegant white stucco-fronted purpose-built block, is arranged over two floors, enhancing both space and flow. The reception room is bright and generously proportioned, with bay windows that allow for natural light to flood the space. There are three well-sized bedrooms, offering versatile accommodation, complemented by two bathrooms and an additional, separate WC. A separate kitchen is positioned just off the living area. Further benefits include two balconies, one on each floor, direct access to communal gardens, and sash windows throughout, adding charm and character.



# Elgin Avenue, Maida Vale, W9



**Ground Floor**



**First Floor**

Total area (approx.): 123.4 sq. m (1328.3 sq. ft)  
Balcony area (approx.): 13.3 sq. m (143.2 sq. ft)