



Elgin Avenue

Maida Vale, W9

Offers in excess of
£650,000

An elegant and generously proportioned one-bedroom apartment occupying the first floor of a handsome red-brick period building on Elgin Avenue.

Extending to approximately 700 sq ft, the property combines impressive room sizes, high ceilings and large sash windows with the benefit of two bathrooms and a share of the freehold.

The bay-fronted reception room is a particularly attractive feature, offering comfortable space for both seating and dining. A feature fireplace, decorative ceiling detailing and fitted shelving complement the room's period proportions, while the broad bay window brings in excellent natural light.

A separate contemporary kitchen provides a practical arrangement of fitted cabinetry, contrasting work surfaces and built-in cooking appliances. A window at the far end introduces natural light, with cupboards arranged to make effective use of the space.

The spacious double bedroom benefits from fitted wardrobes and its own en-suite bathroom, complete with a bath and overhead shower. A separate guest shower room provides additional convenience, while fitted storage in the entrance hall adds to the apartment's practicality.

Elgin Avenue is well positioned for the shops, cafés and restaurants of Lauderdale Parade, together with the open spaces and sports facilities of Paddington Recreation Ground. Maida Vale Underground station is nearby, providing Bakerloo line connections into central London, with the amenities and waterways of Little Venice.

CHESTERTONS



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- Two Bathrooms
- Share of freehold
- 700 sqft
- Red brick



Tenure: Share of Freehold 999 years

Service Charge: £1,080 Approximate Service Charge (including any Sinking Fund

Ground Rent: £0 Contribution)

Local Authority: City of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	78 C
39-54	E		
21-38	F		
1-20	G		

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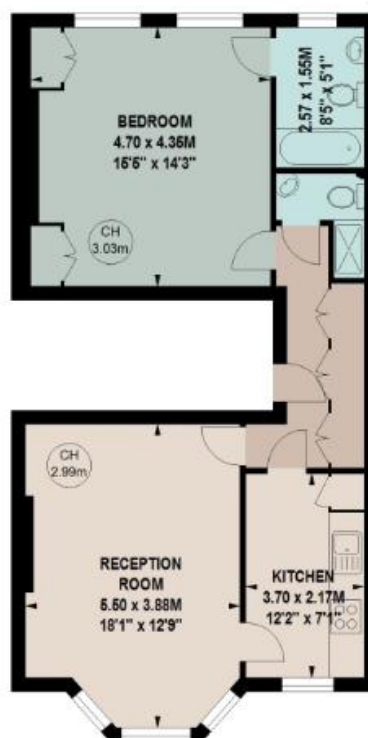
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Approximate gross internal area

65.03 sq m / 700 sq ft

Key:
CH - Ceiling Height



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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