



Elgin Avenue

Maida Vale, W9

Asking Price £775,000

Set within an attractive period conversion is this beautiful and bright recently refurbished three bedroom maisonette. Occupying the top two floors of a converted period house located in the heart of this fashionable area. Comprising of a large and bright reception room on the upper floor with a separate fully fitted kitchen with integrated appliances boasting an abundance of natural light. The second floor is made up of a large master bedroom with an en suite shower room, two further double bedrooms and a large family bathroom.

Elgin Avenue situated close to all the local amenities including shops, cafes, Paddington Recreation Ground and transport connections into the City and West End.

CHESTERTONS



Elgin Avenue

Maida Vale, W9

- Over 1000 sqft
- Period conversion
- Original features
- Modern Kitchen
- Three double bedrooms



Tenure: Leasehold 111 years 11 months

Service Charge: £5,480.7 plus a reserve fund contribution of £1750 annually.

Ground Rent: £650 pa

Local Authority: City of Westminster

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	82
(81-61)	B	82
(60-40)	C	
(59-48)	D	
(48-36)	E	
(35-26)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Elgin Avenue, W9



Approx Gross Internal Area **1078 Sq Ft - 100.15 Sq M**

Approx. Floor Area Including Restricted Heights **1105 Sq Ft - 102.65 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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