



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.



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- 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		
(94-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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

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