



Elgin Avenue

Maida Vale, W9

Asking Price £900,000

Positioned on the ground floor of a charming Victorian building is that bright and airy two-bedroom apartment spanning approximately 930 square feet.

With spectacularly high ceilings and a charming balcony overlooking the garden, the accommodation comprises a large reception room with a wonderful fireplace, master bedroom with plentiful storage and a second double bedroom both of which are served by ensuite bathrooms.

The property is located less than 0.1 miles from Maida Vale underground station (Bakerloo Line) provides access to the Paddington and to the West End. The restaurants and amenities of Elgin Avenue are immediately accessible, and Paddington Recreation Ground is less than 0.1 miles away.

CHESTERTONS



Elgin Avenue

Maida Vale, W9

- A charming two-bedroom apartment with wonderfully high ceilings and spanning approx. 930 square feet.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Within close proximity of transport links.
- With abundant natural light and plentiful period features.



Tenure: Share of Freehold 979 years 10 months

Service Charge: £2,512 pa

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

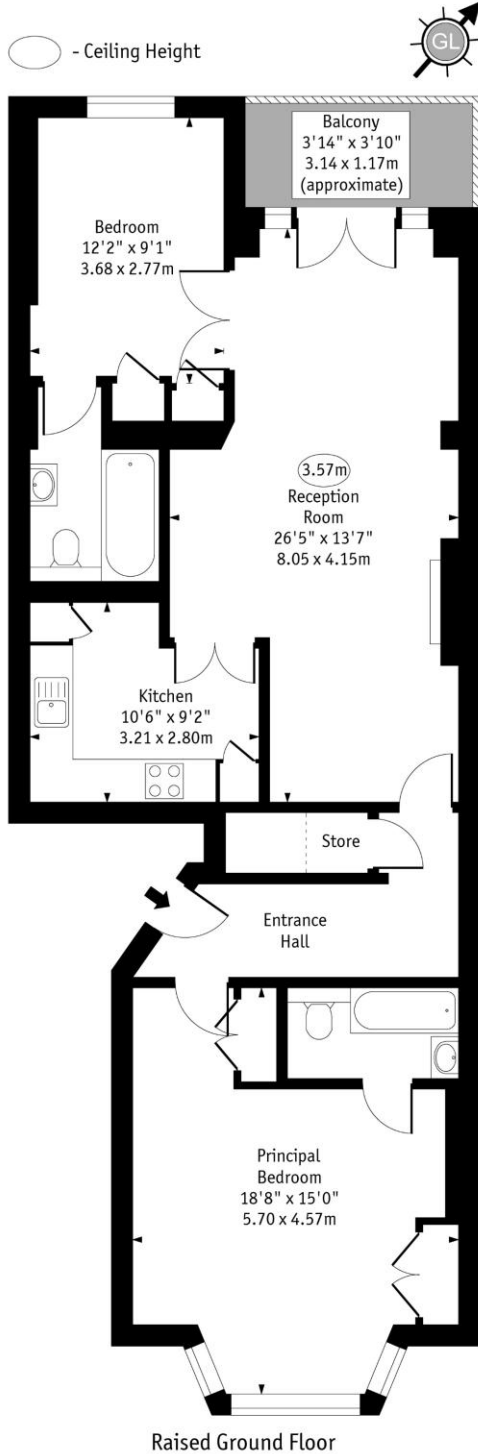
W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

Elgin Avenue, W9



Approx Gross Internal Area 930 Sq Ft - 86.39 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 031592AH