



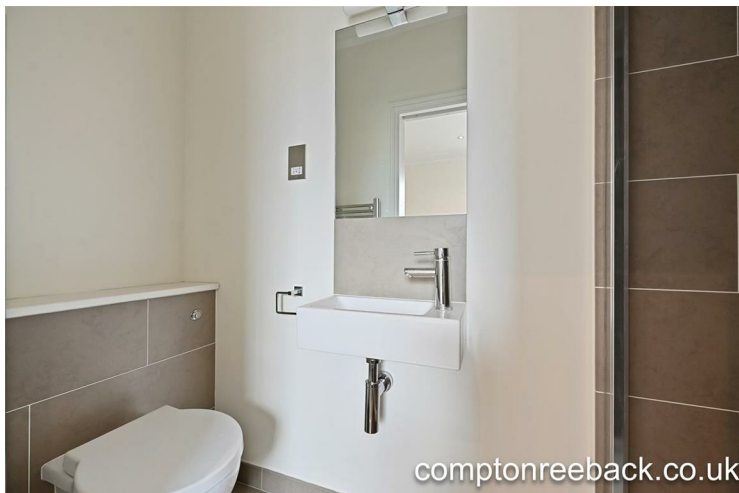
Elgin Avenue, London W9

£770,000

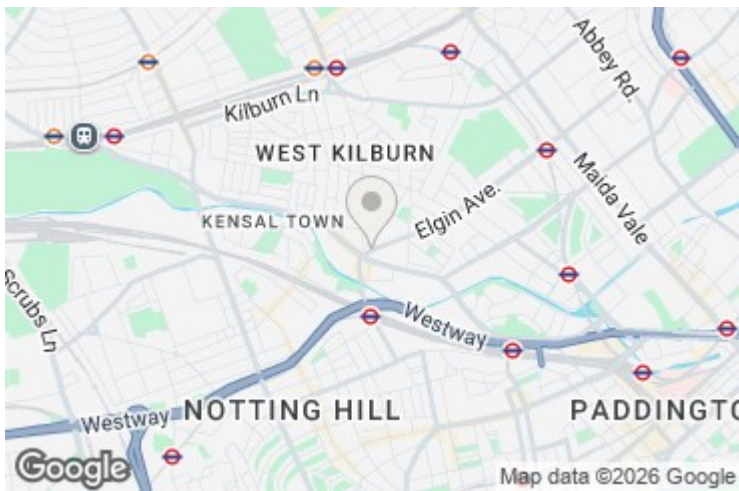
Compton Reeback are pleased to offer this spacious (1077 sq ft) three bedroom, two bathroom apartment arranged on the upper floors this period house. The flat boasts master bedroom with en-suite bathroom, two further bedrooms, family bathroom, reception room with wood flooring and sky lights, fully fitted kitchen and guest cloakroom. Ideally located on the popular Elgin Avenue, the property is just moments away from numerous shops, cafes and restaurants of Maida Vale as well as the open spaces of Paddington Recreation Ground. Both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) are nearby, providing quick access to Central London and beyond. Additionally, Paddington Station, with Elizabeth Line, National Rail, and Heathrow Express services, is easily accessible. **SOLE AGENTS.**

Elgin Avenue, London W9

Bedroom



Bedroom



Bathroom



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Bathroom



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)