



Elgin Avenue, Maida Vale W9

£525,000

A bright and spacious one bedroom apartment situated on the second floor of this period house. The flat requires modernization while offering great potential to create a stunning flat. Ideally located only moments from Maida Vale Underground Station (Bakerloo Line), Elgin Avenue's numerous shops and cafes as well as the open spaces of Paddington Recreational Ground. Share of Freehold, 956 years unexpired, service charge - £2,242.94, council tax band E. SOLE AGENTS.

Elgin Avenue, Maida Vale W9

Reception room



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Bathroom



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Kitchen



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Exterior

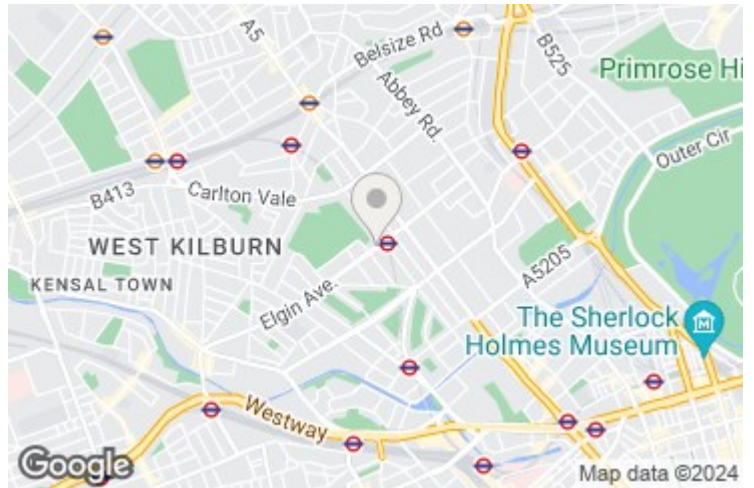


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Bedroom 1



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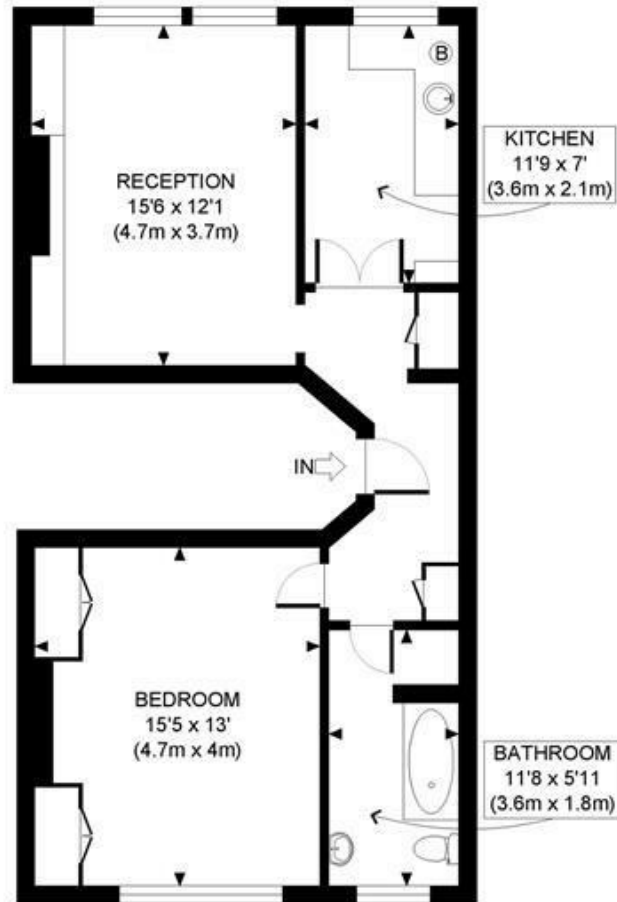


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Current	Potential
71	77

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

Current	Potential



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 638 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 638 SQ FT/ 59 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

MAIDA VALE

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Est. 1995

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