



Elgin Avenue, London W9

Asking Price £900,000

Compton Reeback are pleased to offer this Two Bedroom Garden flat benefiting from own entrance on the ever popular Elgin Avenue. The property consists of a lovely sized living room with a semi open plan kitchen, two bedrooms, family bathroom, ample storage room and wood flooring throughout. Elgin Avenue is an attractive residential street situated within easy reach of a wide selection of shops, cafes and restaurants in Maida Vale, whilst the green open spaces of Paddington Recreation Ground are moments away. The nearest under ground station is either Warwick Avenue or Maida Vale (Bakerloo line) which are moments away. Share of Freehold with 956 Year Lease, Service Charge £3,840 pa, Council Tax Band D. SOLE AGENT

Elgin Avenue, London W9

Reception



Second Bedroom



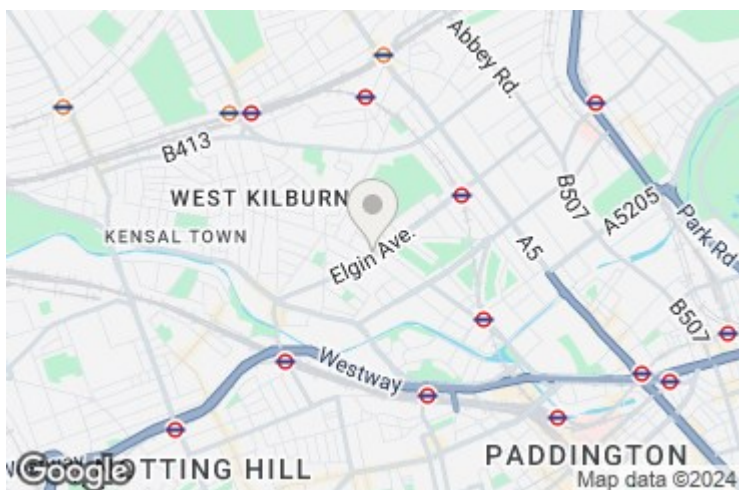
Kitchen



Bathroom

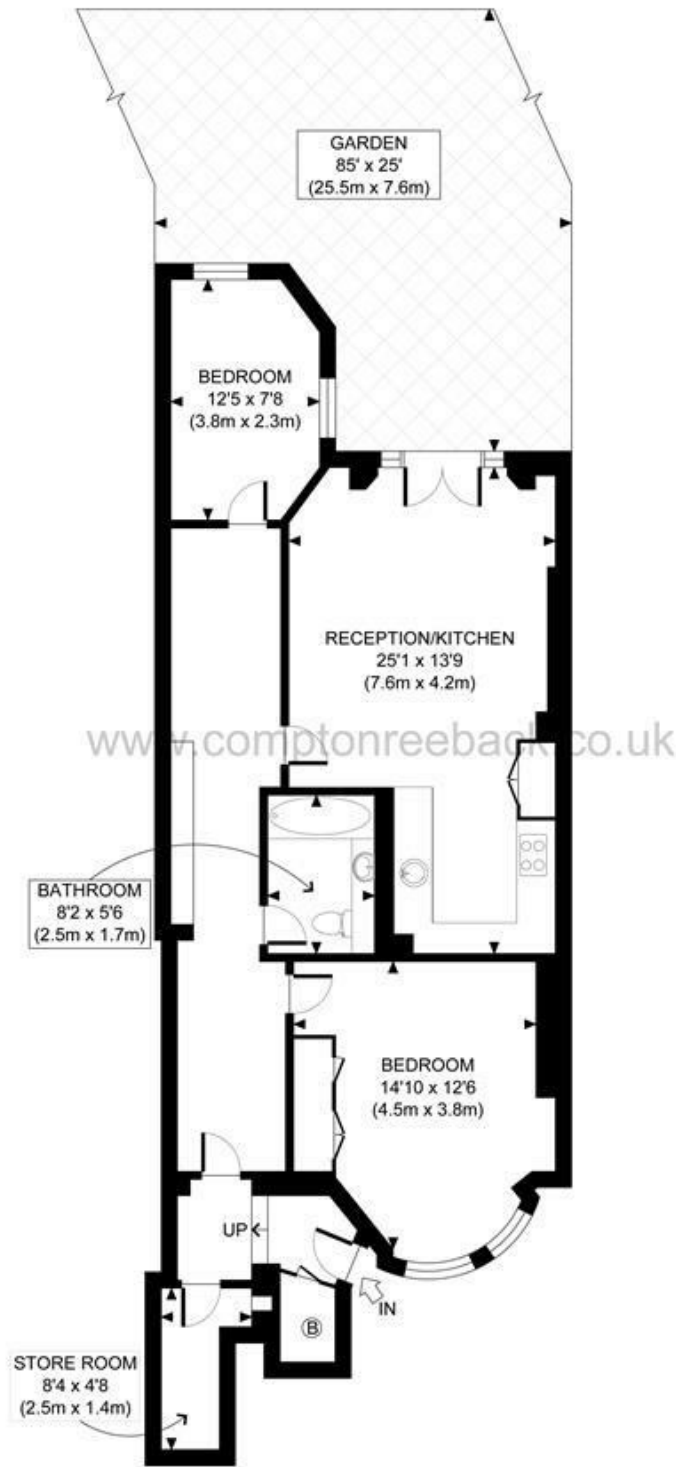


Master Bedroom



Energy Efficiency Rating		
	Current	Potential
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		
	65	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 917 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 917 SQ FT / 85 SQM	Elgin Avenue
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/08/22
	photoplan

MAIDA VALE

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Est. 1995

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Directors: Brian Compton & Julian Reeback

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) = 3.28' (feet)