



Elgin Avenue, Maida Vale W9

£459,950

Compton Reeback are pleased to offer this delightful one double bedroom first floor apartment located on the ever popular Elgin Avenue. The flat comprises of a great reception room with wood flooring, master bedroom, fitted kitchen and tiled bathroom with shower. Located close to both Warwick Avenue and Maida Vale Underground Stations (Bakerloo line). Share Of Freehold, Lease 113 unexpired years, Service Charge £1200 pa, Council Tax Band D.

Elgin Avenue, Maida Vale W9

Reception



Bathroom



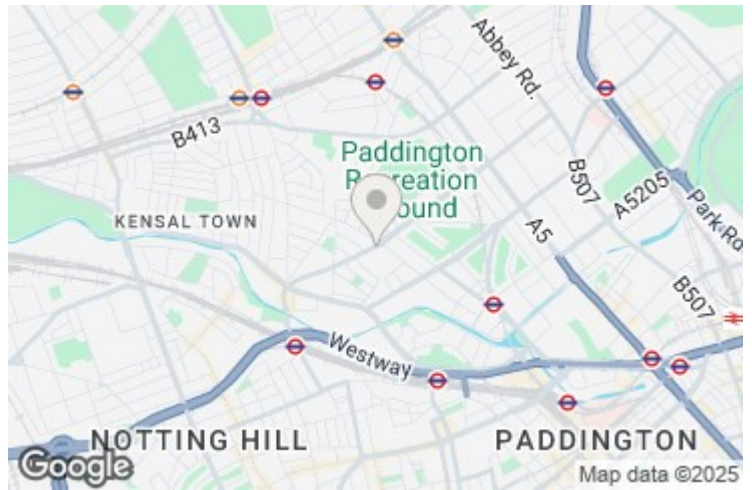
Kitchen



Exterior



Bedroom



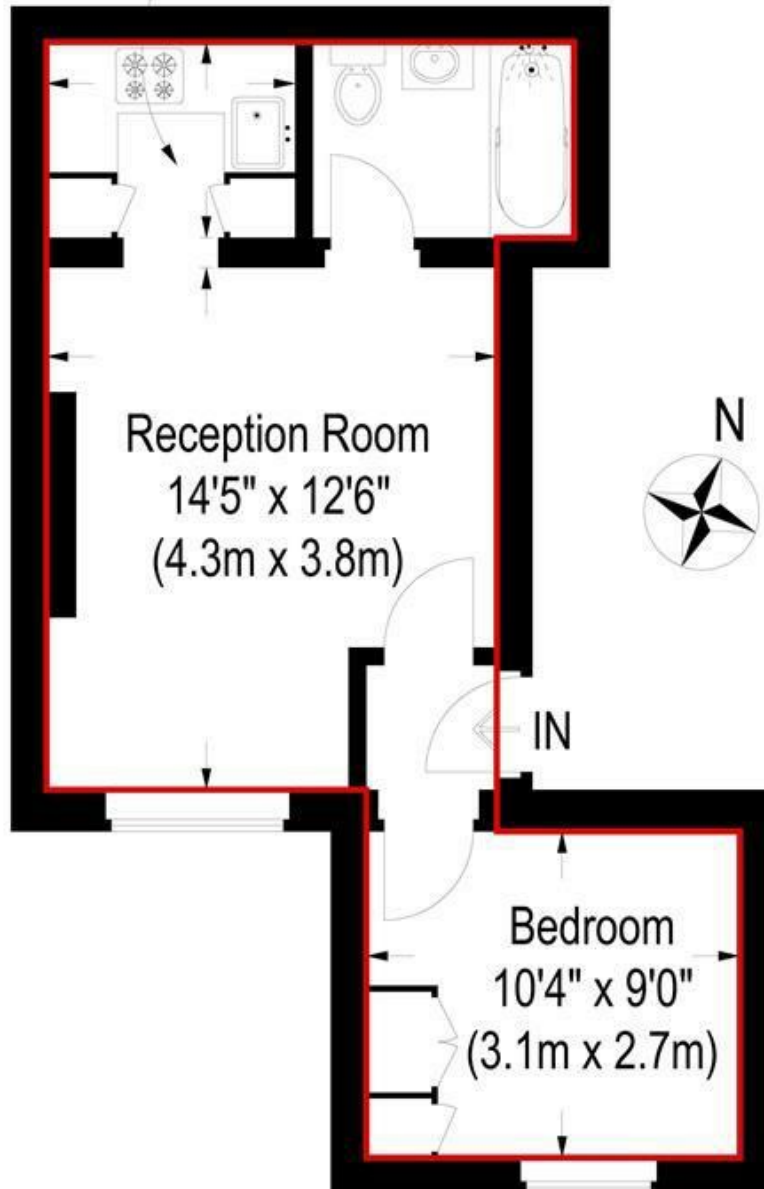
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales	EU Directive 2002/91/EC	

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	

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Approximate Gross Internal Area
366 sq ft / 34 sq m

Kitchen
6'11" x 5'5"
(2.1m x 1.6m)



FIRST FLOOR

For illustrative purposes only.
Not to scale.

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)

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