



Elgin Avenue, Maida Vale, W9

£565,000

We are pleased to offer for sale this bright top floor one bedroom apartment set within this fine period building. The apartment has airy reception room, separate fitted kitchen with dining space, open hallway with potential for office space / desk, spacious master bedroom with fantastic storage and open views of Paddington Recreation Ground bowling green, modern shower room with W/C. The apartment is well positioned for Local shops, restaurants and cafes along Elgin Avenue together with Maida Vale Underground Station (Bakerloo Line) opposite. the property has a Share of Freehold with lease of 964 years, Council Tax Band E., Service charge £2,400 per annum. **SOLE AGENTS.**

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Reception room



Bedroom 1



Kitchen



Bathroom



Hallway

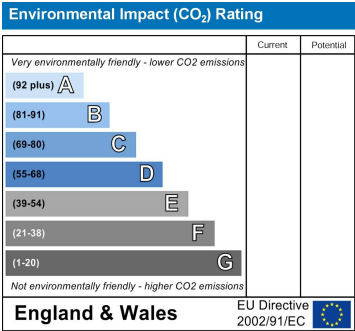
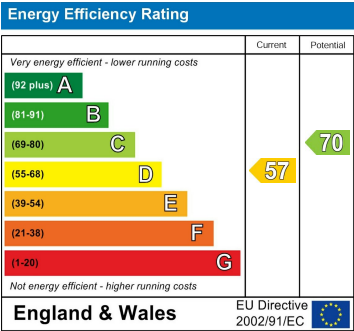
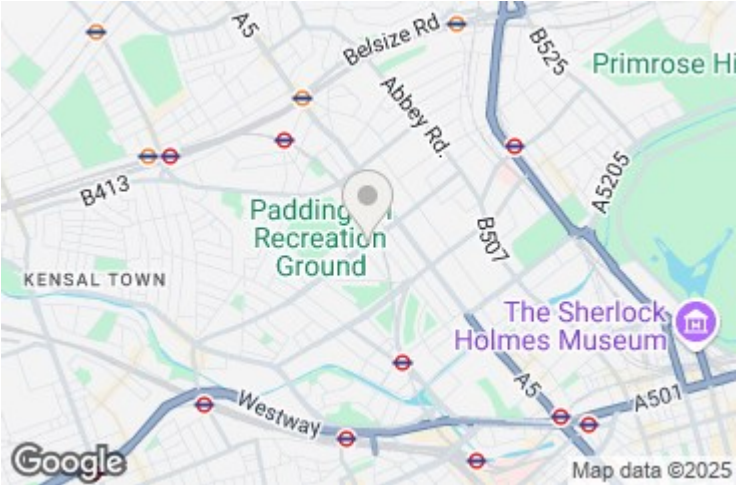


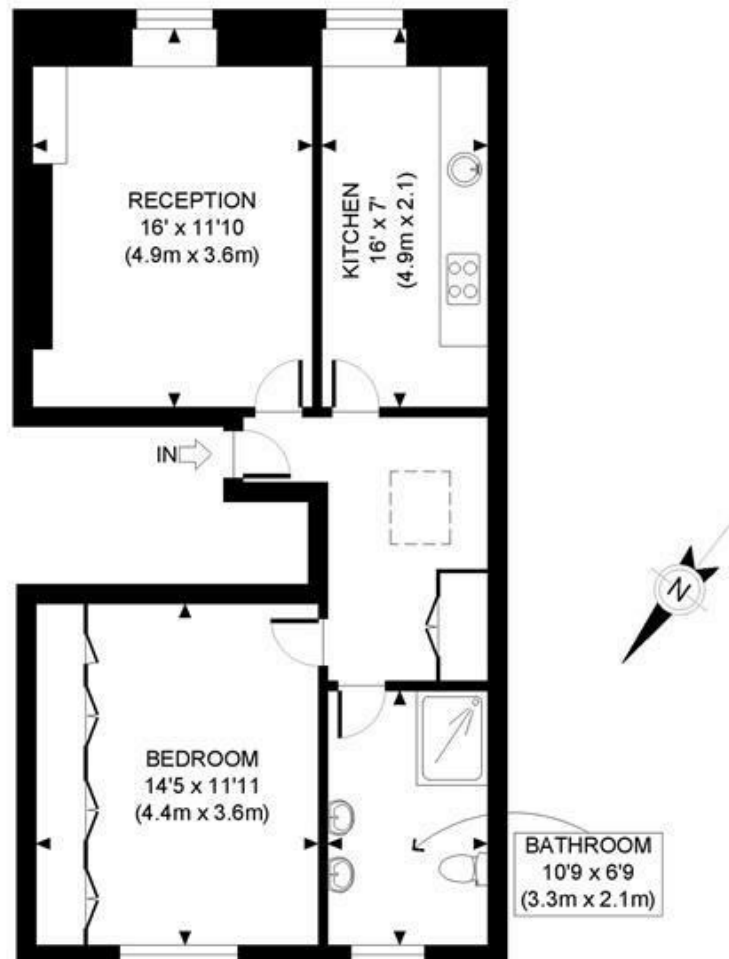
Exterior



View

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THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 651 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 651 SQ FT/ 60 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.

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Est. 1995

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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) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)