



**Elgin Avenue, Maida Vale W9**

**£725,000**

A bright and spacious, split level, two bedroom apartment situated on the second floor top floor of this period house with potential to reconfigure as three bed, two bath with kitchen leading to roof terrace. The apartment further benefits from a bright reception room with feature fireplace and built in storage, Fitted 'shaker' style kitchen, main double bedroom with built-in wardrobes, fitted bathroom with thru door to roof terrace area ( Not Demised ). 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 with Paddington Main line station and Elizabeth Line being a short walking distance away. Share of Freehold, 980 years unexpired, service charge £1,200 pa, Ground Rent N/A, council tax band D. **SOLE AGENTS.**



# Elgin Avenue, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1

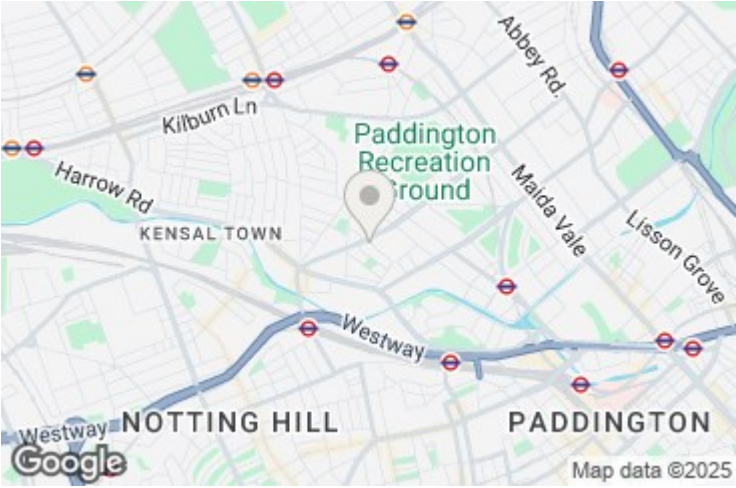



Terrace ( Not demised )




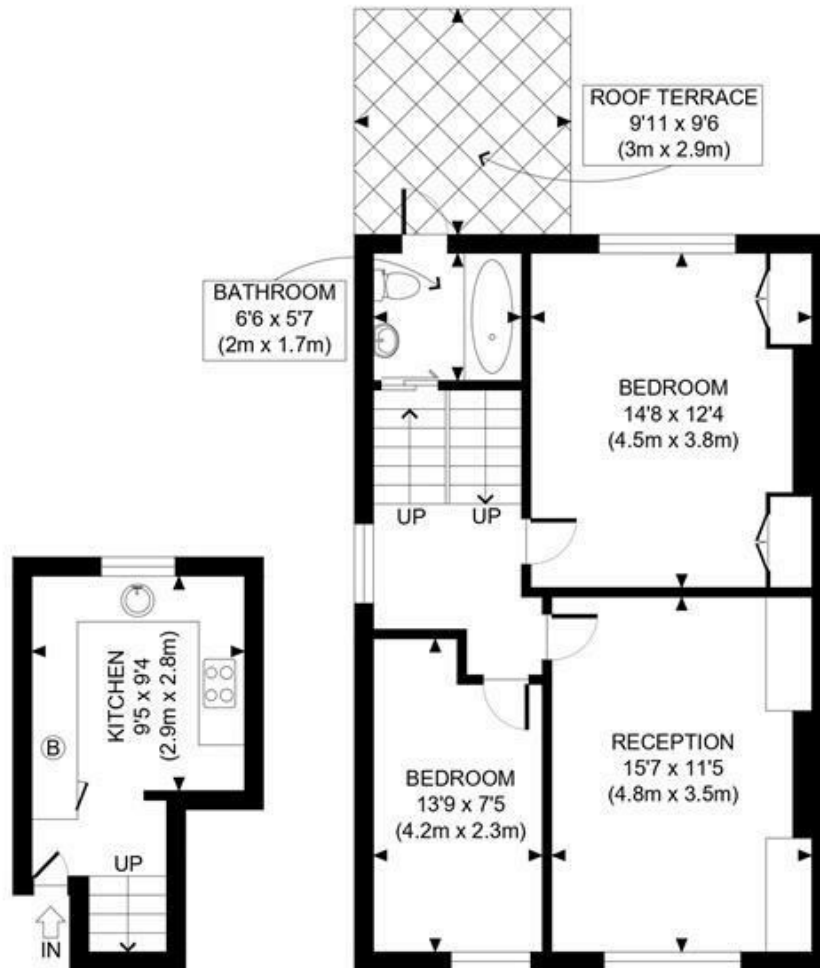
Exterior

Elgin Avenue, Maida Vale W9



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	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 121 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 590 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 711 SQ FT/ 66 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

75 Castellain Road  
Maida Vale  
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

[comptonreeback.co.uk](http://comptonreeback.co.uk)

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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) = 3.29 (feet)