

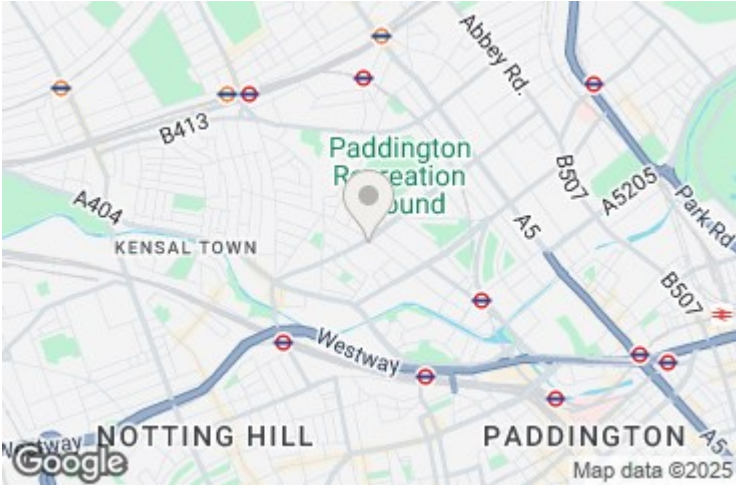


Elgin Avenue, London W9

Asking Price £1,950,000

Compton Reeback are pleased to offer this unique three bedroom freehold house offering stunning stylish space on one of Maida Vale's popular tree lined roads. The property arranged over four floors boasts three bedrooms, two bathrooms, a spacious eat-in kitchen, reception room which is perfect for entertaining that opens out to a stunning winter garden, a cinema room and the huge benefit of a private driveway for parking. Located close to the numerous shops and cafes of Elgin Avenue as well as being only a short walk to Paddington Recreational Ground and both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line). Additionally, Paddington Station, with Elizabeth Line, National Rail, and Heathrow Express services, is easily accessible. FREEHOLD.

Elgin Avenue, London W9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	86
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

ELGIN AVENUE

Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground floor = 688 sq. ft. (63.9 sq. m.)

Ground floor = 588 sq. ft. (54.6 sq. m.)

First floor = 352 sq. ft. (32.7 sq. m.)

Second floor = 301 sq. ft. (28.0 sq. m.)

Reduced headroom = 5 sq. ft. (0.5 sq. m.)

Total = 1934 sq. ft. (179.7 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1196313

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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) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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