



Elgin Avenue, London W9

£1,500,000

A stunning and unique, three bedroom top floor duplex apartment with ample storage space and secluded roof terrace within this sought-after red brick mansion block. The flat boasts flexible accommodation with generous-sized bedrooms, family bathroom, guest cloakroom, a fabulous eat-in-kitchen / family room and separate sitting room on the third floor with stairs leading to the air-conditioned top floor master bedroom with en-suite bathroom and separate storage room divided by a most delightful private terrace with panoramic views, uniquely positioned so it isn't overlooked. This bright apartment also has period features, two balconies, double glazed windows and block caretaker. Ideally situated on Elgin Avenue the flat is situated close to the shops and cafes of Lauderdale Parade and Castellain Road, the open spaces of Paddington Recreation Ground as well as Maida Vale Underground Station (Bakerloo Line), Paddington station offering Elizabeth line and Heathrow express. Share of Freehold. SOLE AGENTS.

Elgin Avenue, London W9

Kitchen/Dinnig Area



Bedroom 1



Reception / Bedroom



Bedroom 2



Terrace



Bedroom 3



Elgin Avenue, London W9

Study room



Kitchen / Dining Area



Bathroom 1



Balcony



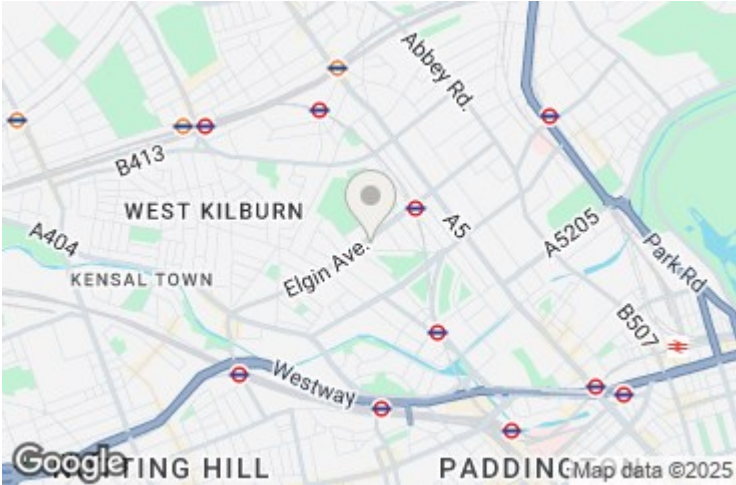
Bathroom 2



Terrace (2)



Elgin Avenue, London 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		
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	



APPROX. GROSS INTERNAL FLOOR AREA WITH STUDY ROOM: 1507 SQ FT/ 140 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDY ROOM: 1344 SQ FT/ 125 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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