



Elgin Avenue, Maida Vale W9

£725,000

A Beautifully presented first floor two bedroom, two bathroom apartment positioned within this period building located on the ever popular Elgin Avenue. The flat boasts master bedroom with en-suite shower room, second 'double' bedroom/study with built-in bookcases and storage, modern family bathroom, spacious reception room with stylish open planned kitchen with island and dining counter top, the apartment also benefits from a private 'south aspect' balcony / terrace, wood flooring and high ceilings. Elgin Avenue is ideally located close to Maida Vale Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. **SOLE AGENT.**

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Reception room



Bedroom 2



Open plan kitchen



Bathroom



Bedroom 1



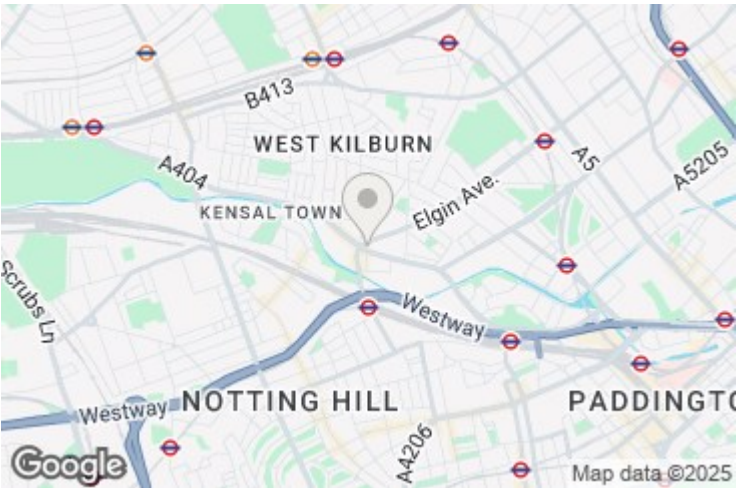
En suite shower



Balcony / Terrace

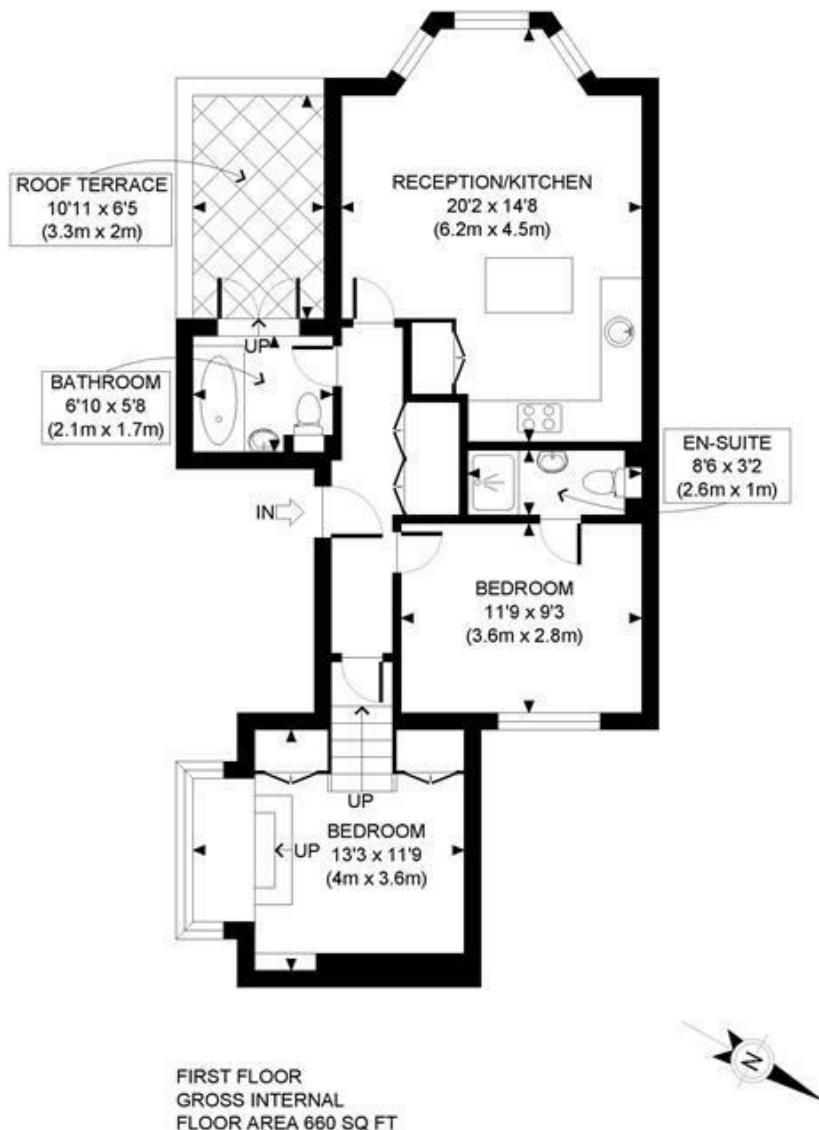


Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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: 660 SQ FT/ 61 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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