



**Elgin Avenue, Maida Vale W9**

**Asking Price £565,000**

An excellent opportunity to acquire this bright first-floor two bedroom apartment boasting high ceilings and double glazed windows. The property features a welcoming principal bedroom, a stylish reception room with an open-plan fully integrated kitchen with beautiful work surfaces enhanced by elegant wood flooring, a contemporary family bathroom and a versatile second bedroom / study. Perfectly positioned on 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. Share of Freehold with 111 year lease unexpired, Council tax band D. Sole agents.

# Elgin Avenue, Maida Vale W9

Reception



Bathroom



Kitchen



Second Bedroom



Master Bedroom

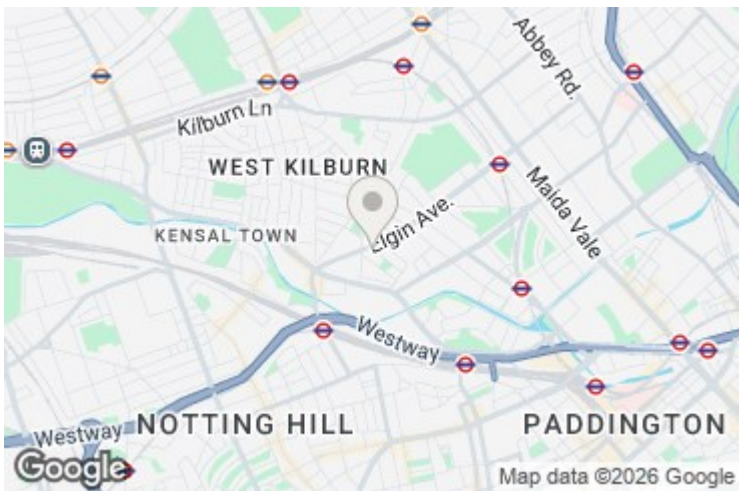


Exterior



Reception (2)

# 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>81</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 526 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 526 SQ FT/ 49 SQM

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.

**PROPERTY PHOTO PLANS** COOK  
ONE STOP SHOP FOR PROPERTY MARKETING

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Est. 1995

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