











## Elgin Avenue, Maida Vale W9

**£650,000**

A bright and spacious, split level, two bedroom apartment situated on the second floor ( top ) of this period property with private roof terrace ( Not Demised ). The apartment also benefits from a bright reception room with feature fireplace and built in storage, Fitted 'shaker' style kitchen, main double bedroom with built-in wardrobes, modern 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, 978 years unexpired, service charge £2,200 pa,, council tax band D. SOLE AGENTS.

# Elgin Avenue, Maida Vale W9

## Reception




## Bedroom 2




## Kitchen




## Bathroom




## Bedroom 1

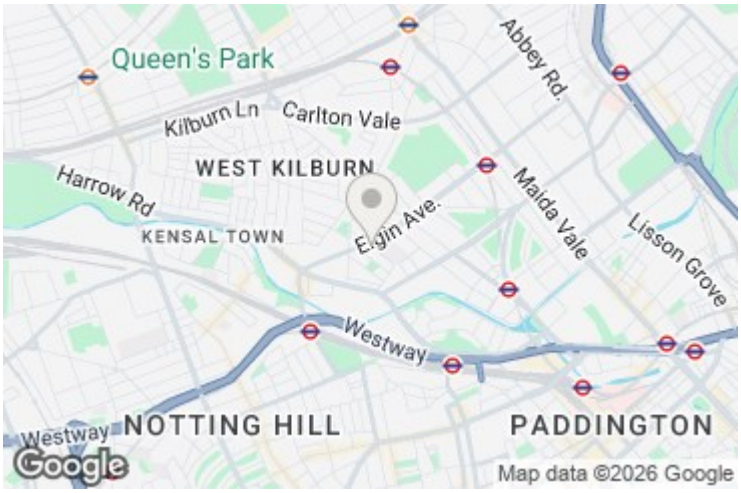


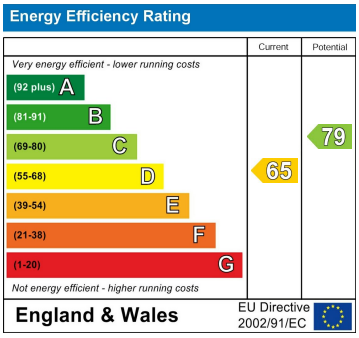

## Terrace ( Not demised )

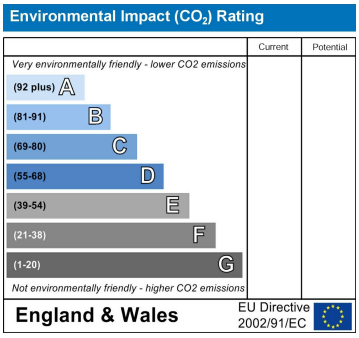


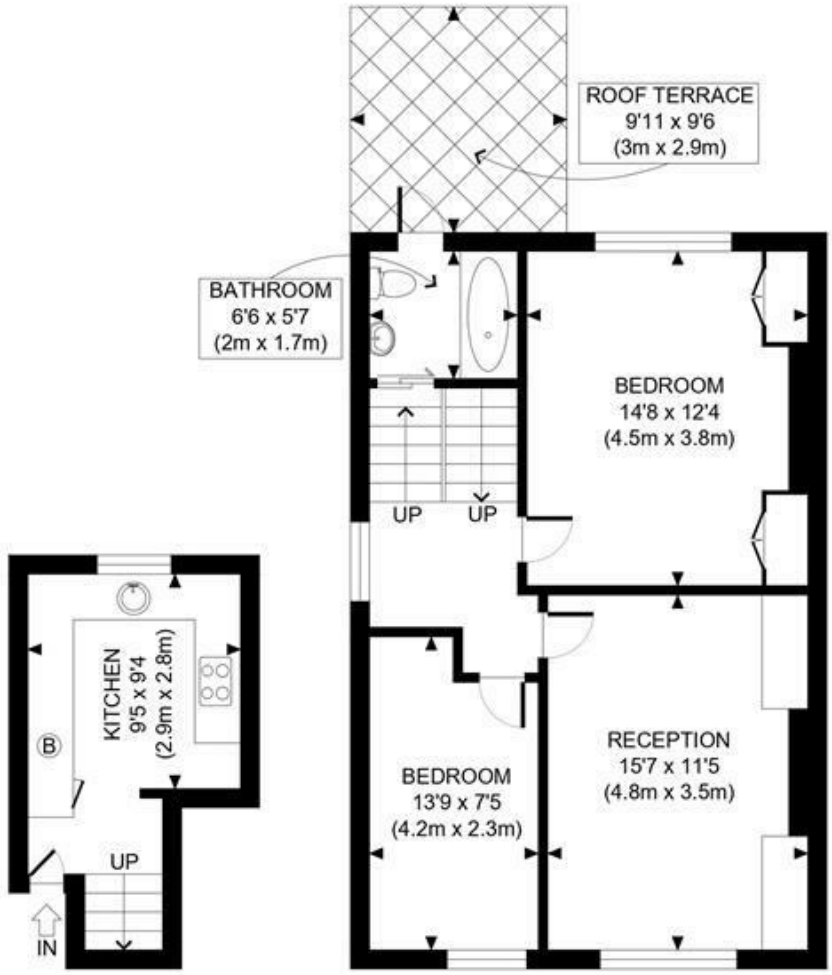

## Exterior

# Elgin Avenue, Maida Vale W9






SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 121 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 590 SQ FT

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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.

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Est. 1995

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