



ELGIN AVENUE

Maida Vale
London
W9

Guide Price
£1,400,000

Sole Agent

An immaculately presented and interior designed, two-bedroom, two-bathroom apartment, spanning approximately 102.75 sq m/1,106 sq ft set on the 1st floor of a Victorian conversion on this popular tree lined avenue in Maida Vale.

The apartment, which has high ceilings throughout, comprises a spacious reception room with a balcony, a separate kitchen, an indulgent principal bedroom with en-suite bathroom and a second bedroom with separate shower room.

ASTON CHASE

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Subject To Contract

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Leasehold 84 Years
Plus Share of Freehold

Ground Rent: N/A
Service Charge: £1,600 P/A Approx.

The apartment has been subject to careful renovation by its current owner and now benefits from bespoke panel plasterwork, cast iron features, bespoke internal doors and specialist wall covering in the living room. The kitchen features a Quooker tap, a two door professional range oven and Liebherr fridge and original fireplace.

Elgin Avenue has easy access to the shops and restaurants of Maida Vale, Little Venice and Notting Hill, as well as Paddington Recreation Ground, Paddington Train Station and both Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line).



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ACCOMMODATION

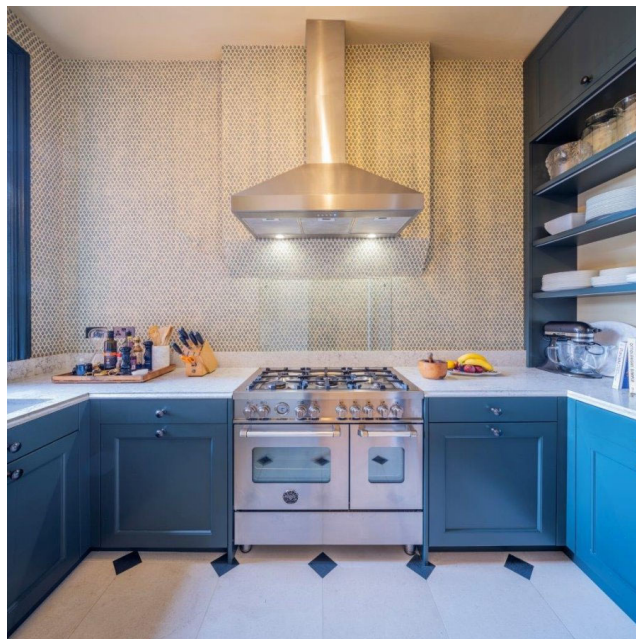
- Reception Room
- Separate Kitchen
- Bedroom 1 with en-suite bathroom
- Bedroom 2
- Family shower room

AMENITIES

- 1st floor with high ceilings
- Fully refurbished and interior designed
- Bespoke panel plasterwork
- Cast iron bath and radiators
- Bespoke Internal doors
- Quooker tap in kitchen
- Professional range oven
- Liebherr fridge
- Original Fireplace
- Communal garden

COUNCIL TAX: G

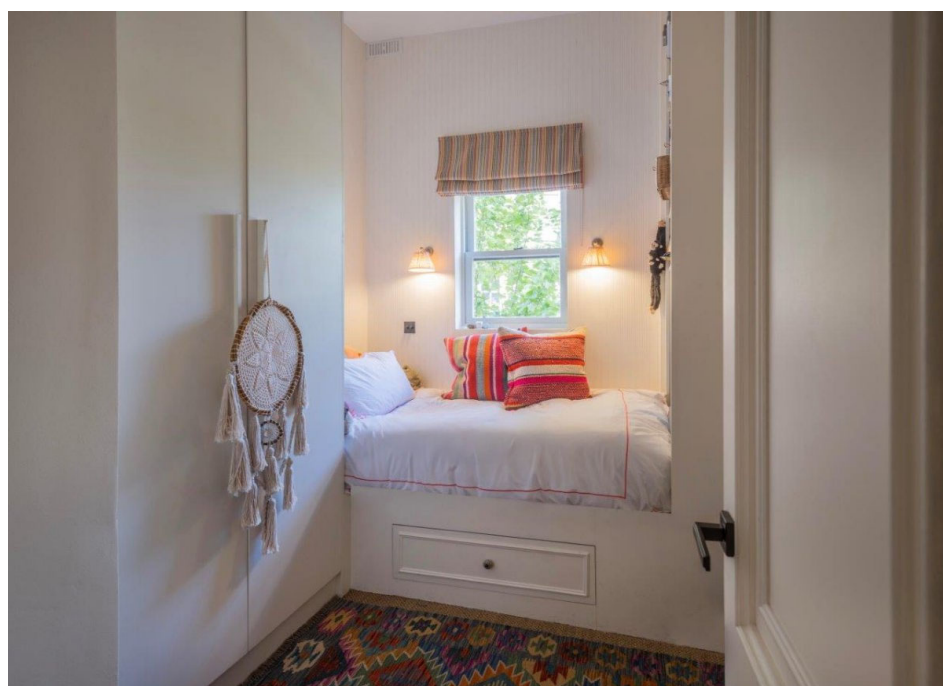
EPC RATING: 57



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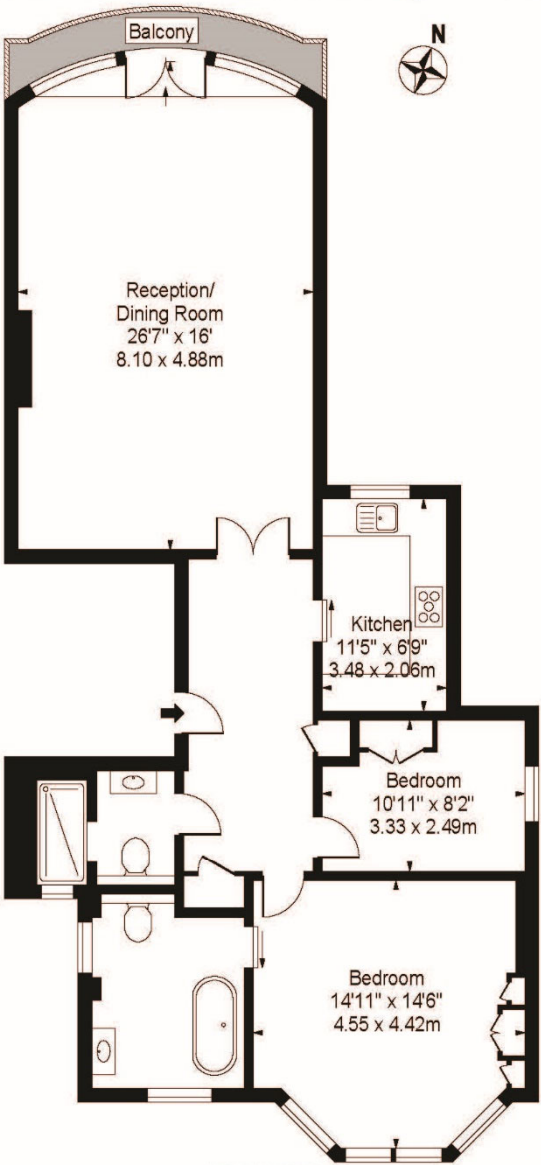
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Elgin Avenue
Approx. Gross Internal Area 1106 Sq Ft - 102.75 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Notice
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.