

ELGIN AVENUE, W9 £1,200,000 SHARE OF FREEHOLD

Winkworth Maida Vale are excited to offer this well-proportioned (approx. 1104 SQ. Ft.) two-bedroom, one bathroom garden apartment with guest WC that forms part of an attractive converted period conversion situated in the heart of this fashionable area, with direct access to a large private garden that benefits from a decked patio area as well as outbuilding which has been wired for internet connectivity and electricity. The apartment is in excellent condition and ready for immediate occupation and consists of two double bedrooms with a principal bedroom suite, a large open plan kitchen/reception room offering a wealth of natural light and leading onto the 68ft South East facing private garden as well as a separate dining space.

Elgin Avenue is located close to all the local amenities offered by this sought after area including boutique shops, cafes on Elgin Avenue (approx. 0.4 miles), Paddington Recreation Ground (approx. 0.2 miles), the famous Regents Canal and the Underground Station at Maida Vale (approx. 0.4 Miles).

Principal Bedroom with En-Suite Shower Room and Walk In Wardrobe | Second Bedroom | Guest WC | Dining Room | Open Plan Kitchen/Reception | Private Garden | Outbuilding with Internet and Electricity | Private Vault | Share of Freehold

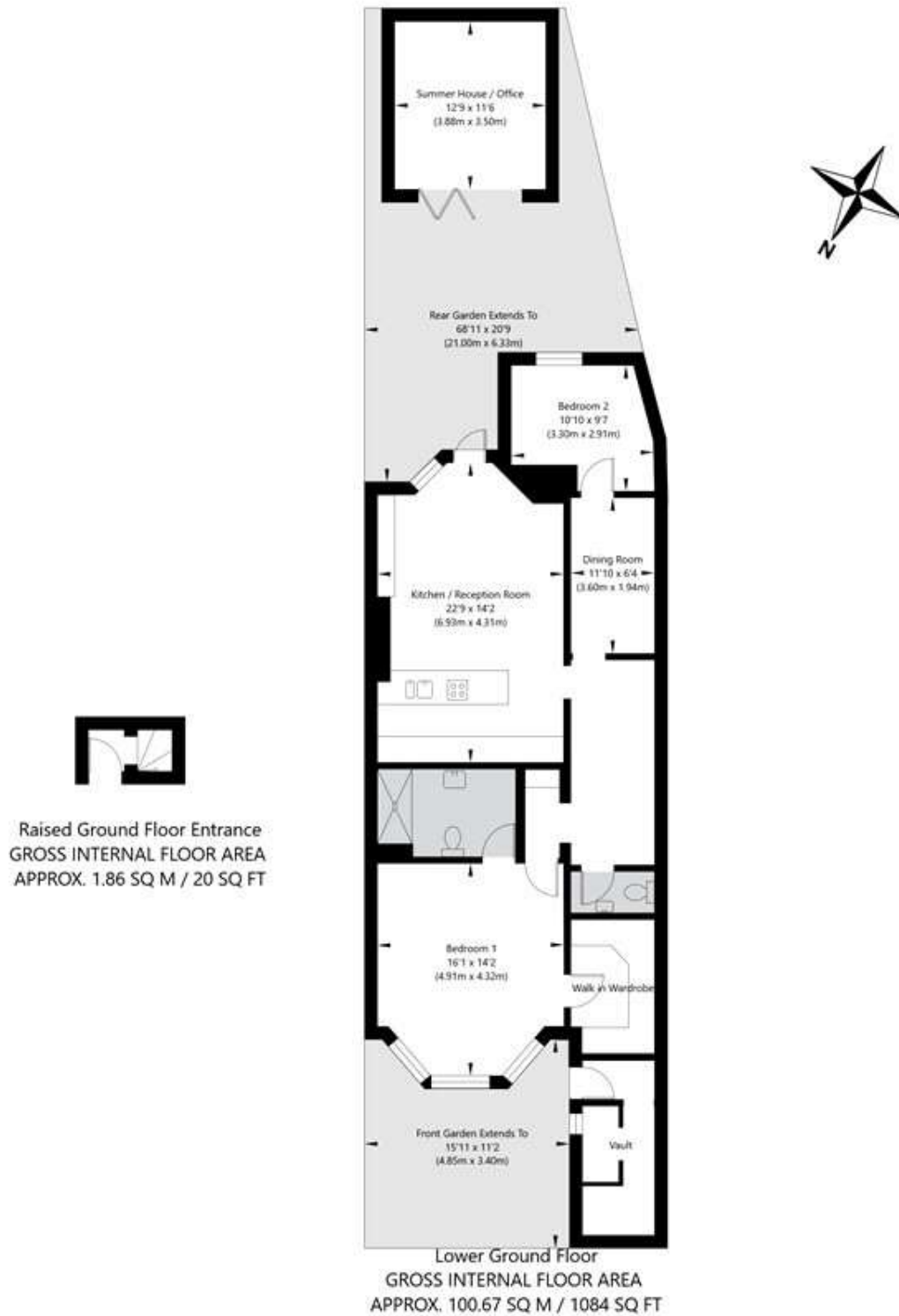
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Elgin Avenue, Maida Vale, London W9 2NS



APPROXIMATE GROSS INTERNAL FLOOR AREA 116.11 SQ M / 1250 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING OUTBUILDING 102.53 SQ M / 1104 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 04/12/2128

Service Charge: £500 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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