



## ELMFIELD HOUSE, W9 £669,000 LEASEHOLD

Winkworth Maida Vale is pleased to offer this fabulous second and third floor duplex apartment which has been beautifully renovated to a high standard throughout. The apartment benefits from three bedrooms, a south-westerly facing reception/dining area leading onto a private balcony, alongside a stylish, separate kitchen/breakfast area. Goldney Road is situated within easy reach of local shops, cafes, Paddington Recreation Ground (0.6 miles) and transport links including buses to central London, Warwick Avenue Underground (Bakerloo line - 0.6 miles) and Westbourne Park Underground (Hammersmith & City line - 0.6 miles).

Three Bedrooms | Shower Room | Guest WC | Reception/Dining Room | Kitchen/Breakfast Bar | Balcony | Leasehold

**Winkworth**

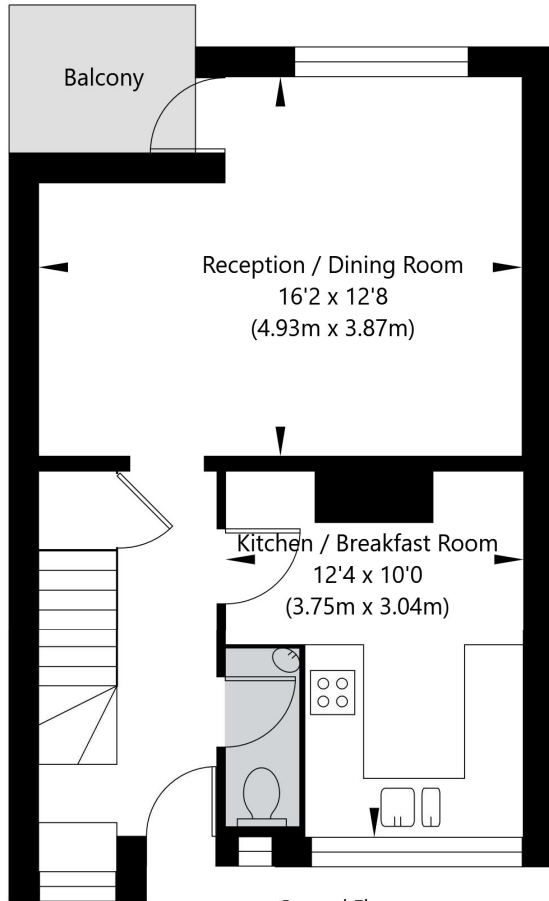
for every step...

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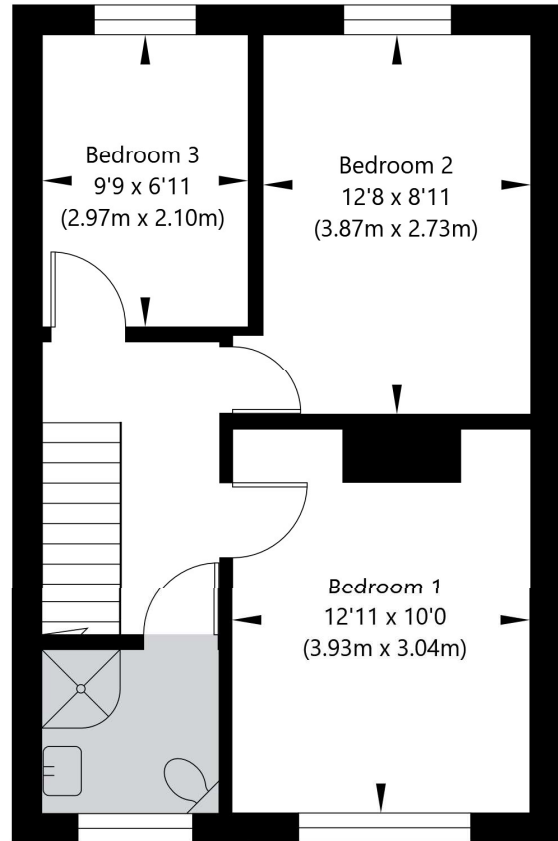




# Goldney Road, London W9 2AY

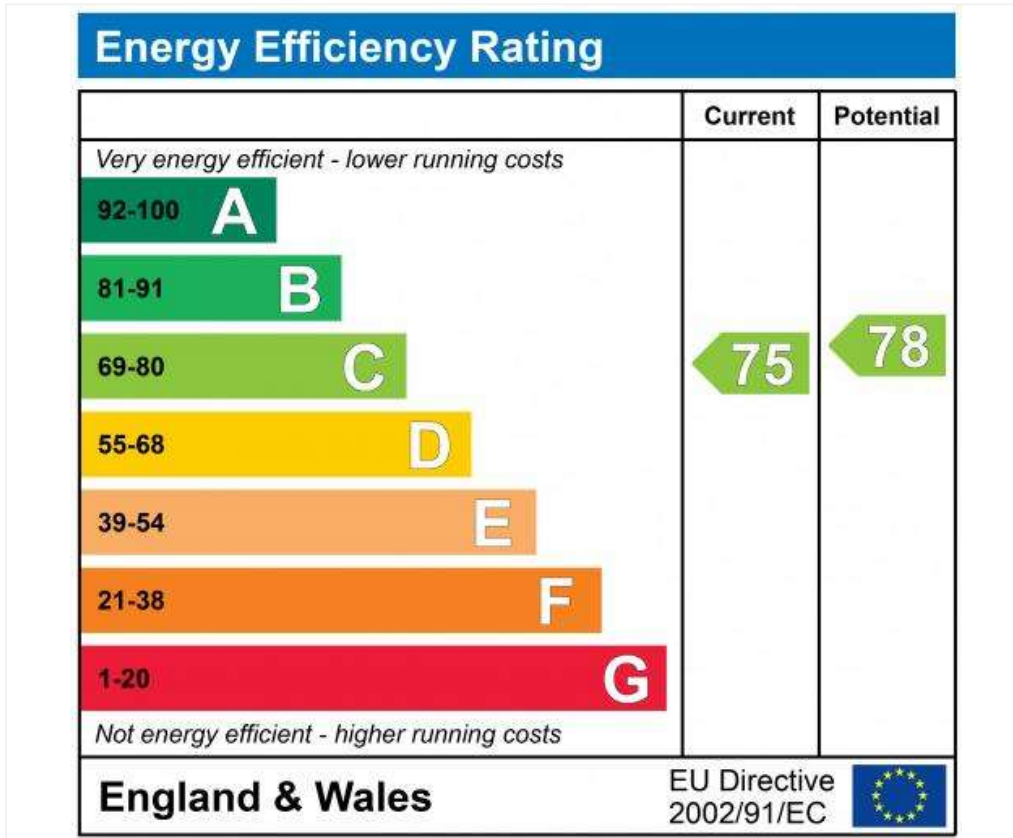


Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 36.59 SQ M / 394 SQ FT



Top Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 39.6 SQ M / 426 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 76.19 SQ M / 820 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.



**Tenure:** Leasehold

**Term:** Expires - 01/01/2199

**Service Charge:** £1,043.74 per annum

**Ground Rent:** £20 annually (subject to increase)

**Council Tax Band:** D

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692



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