



ELGIN AVENUE, LONDON, W9 £750,000 SHARE OF FREEHOLD

Winkworth Maida Vale has the pleasure of offering this bright and spacious (approx. 832 SQ ft) two double bedroom top-floor apartment, requiring some updating. With its entrance on the second floor, the property forms part of an attractive, converted red-brick Victorian house located on the corner of Widley Road and Elgin Avenue. The apartment benefits from dual-aspect views, allowing for an abundance of natural light, and boasts well-proportioned accommodation, including a spacious reception room, kitchen, two double bedrooms, a bathroom suite, and a large entrance hall. Elgin Avenue is situated in the heart of this fashionable area, close to all local amenities, including boutique shops and cafés. Paddington Recreation Ground (approximately 0.2 miles) offers an outstanding children's play area, tennis courts, and running tracks. Maida Vale Underground Station (Bakerloo line) is approximately 0.4 miles away.

Two Bedroom | Bathroom Suite | Reception Room | Kitchen | Entrance Hall | Leasehold (New lease will be granted on completion, existing lease + 90 years).

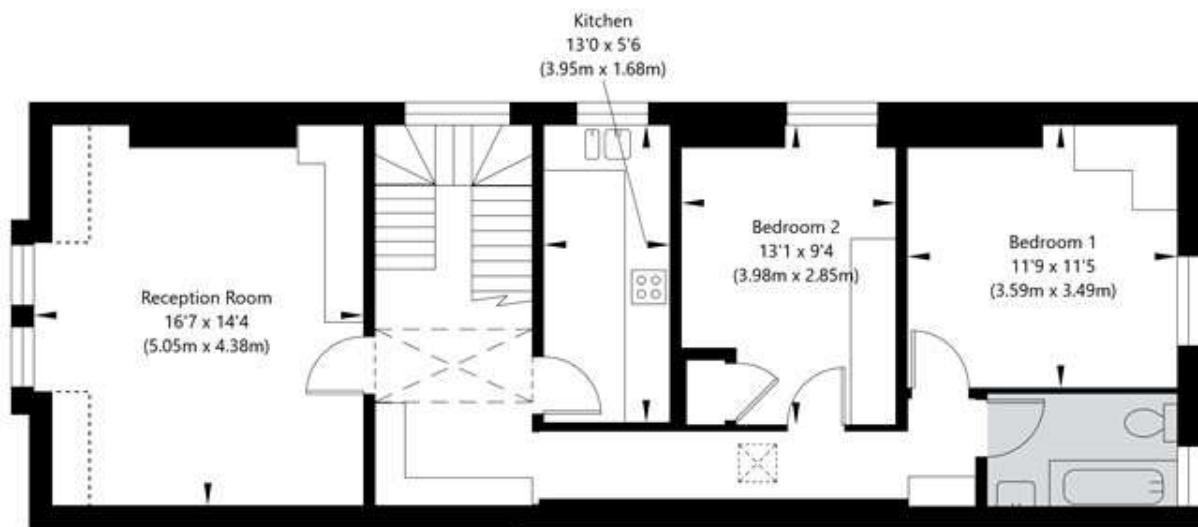
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Elgin Avenue, London W9 2NR



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 76.08 SQ M / 819 SQ FT



Second Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 1.23 SQ M / 13 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 77.31 SQ M / 832 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 29/09/2079

Service Charge: £2,830 per annum

Ground Rent: £0 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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