

ELGIN AVENUE, W9 OFFERS IN THE REGION OF £900,000 SHARE OF FREEHOLD

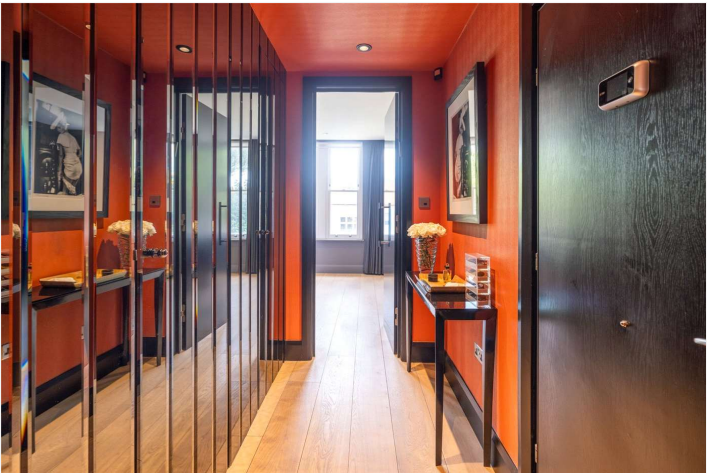
A wonderful opportunity to purchase a large one-bedroom apartment (originally a 2 bedroom) ready for immediate occupation, approximately 668 sq. ft. situated on the first floor of an attractive converted period house, located in the heart of this sought after area. The apartment was architectural designed by the current owner, finish to a high specification and retaining some wonderful features, including air conditioning throughout, Lutron lighting, a large reception room with custom made cabinetry, full length sash windows offering a wealth of natural light, separate fully fitted kitchen with doors leading on to a private terrace, a grand principal bedroom suite with electric curtains, ensuite shower room, fitted wardrobes throughout and guest cloak room. The apartment is situated in the heart of a fashionable area close to all the local amenities including boutique shops cafes, the underground at Maida Vale (less than 150 metres) and the wonderful Paddington Recreation Ground (Approximately 0.1 Mile) with outstanding children's play area, tennis courts and running tracks.

One Bedroom | Large Shower Room | Residents Parking | Kitchen | Reception | Balcony | Guest Cloak Room | Share of Freehold

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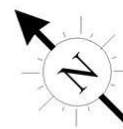
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Elgin Avenue, W9

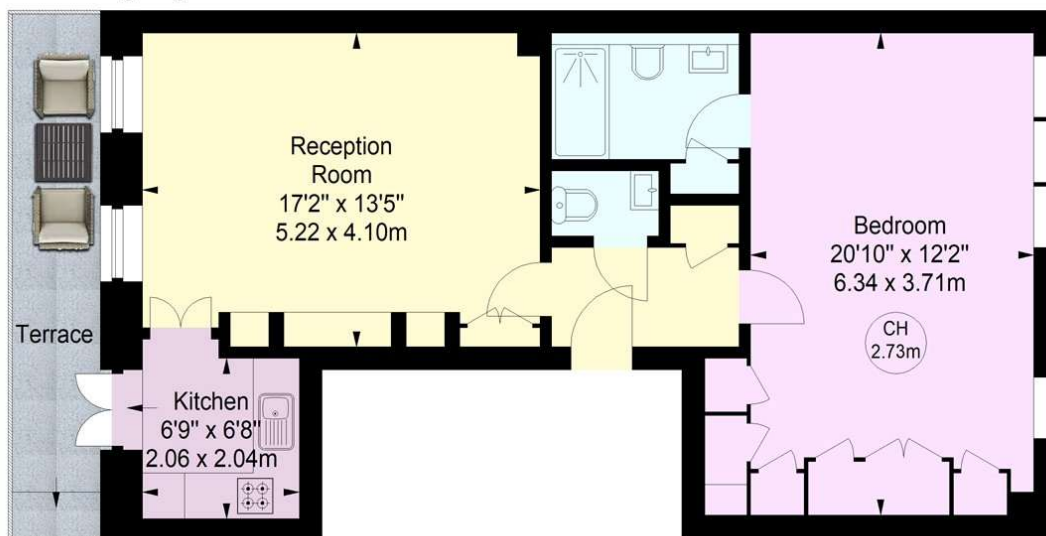
Approximate gross internal area

62.06 sq m / 668 sq ft



Key :

CH - Ceiling Height



First Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 29/09/2107 (The vendor is currently in the process of extending the lease)

Service Charge: Approximately £4,590 per annum

Ground Rent: £ 0 Annually

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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