



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

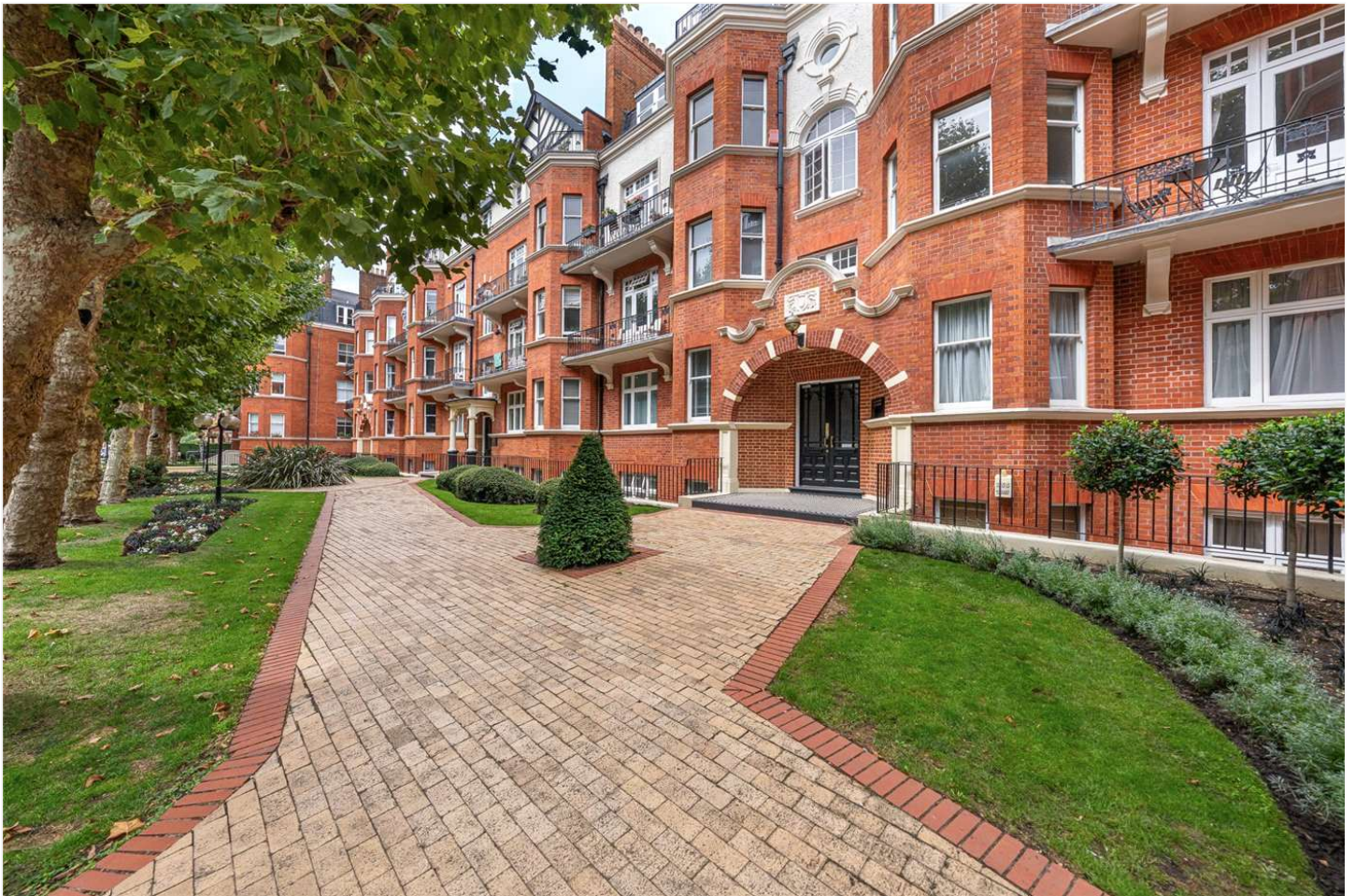
A spacious (approximately 867 sq. ft.), well-proportioned two-bedroom garden flat, ready for immediate occupation, forming part of one of the most desirable red brick mansion blocks in Maida Vale. The property features double doors opening directly onto stunning communal gardens and retains many attractive features, including a large reception room with double doors leading out to mature, manicured communal gardens, a generous principal bedroom with an en-suite shower room, a second double bedroom, a separate bathroom suite, and a large kitchen/dining room. Ashworth Mansions is located in the heart of this fashionable area, adjacent to the well-known Paddington Recreation Ground, which offers cafés, a children's play area, and excellent sports facilities. The property is approximately 0.7 miles from the stylish shops and cafés of Elgin Avenue and Maida Vale Underground Station (Bakerloo Line).

Two Bedrooms | Bathroom | Shower Room | Reception Room | Kitchen/Breakfast Room | Porter |
Permit Parking | Communal Gardens | Share of Freehold

Winkworth

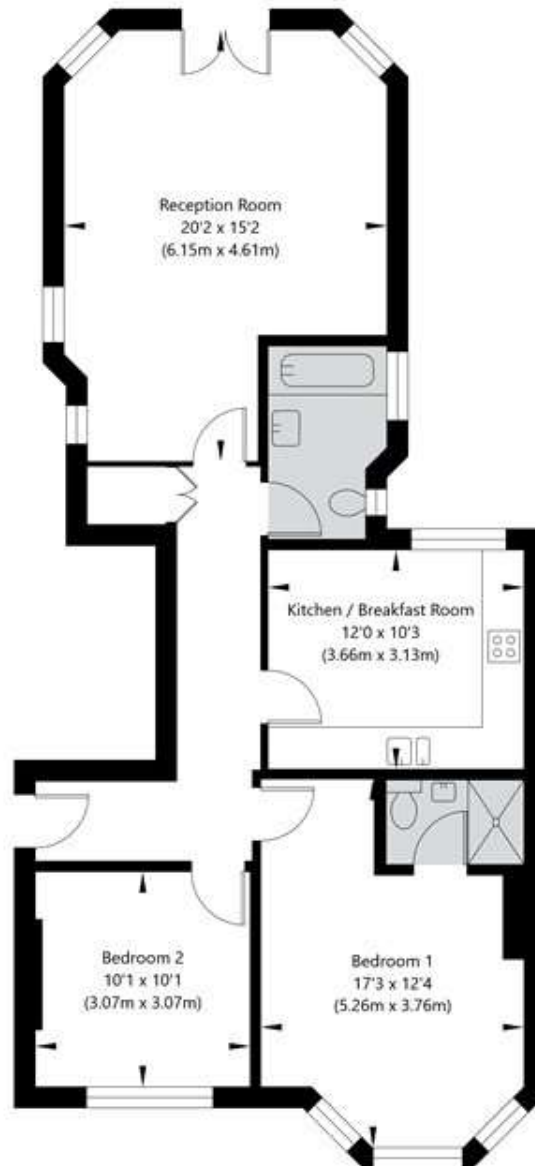
for every step...

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Ashworth Mansions, Elgin Avenue, London, W9 1JP

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.52 SQ M / 867 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 80.52 SQ M / 867 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		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/3020

Service Charge: £4,808.4 per annum (Includes Reserve Funds)

Ground Rent: £200 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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