



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

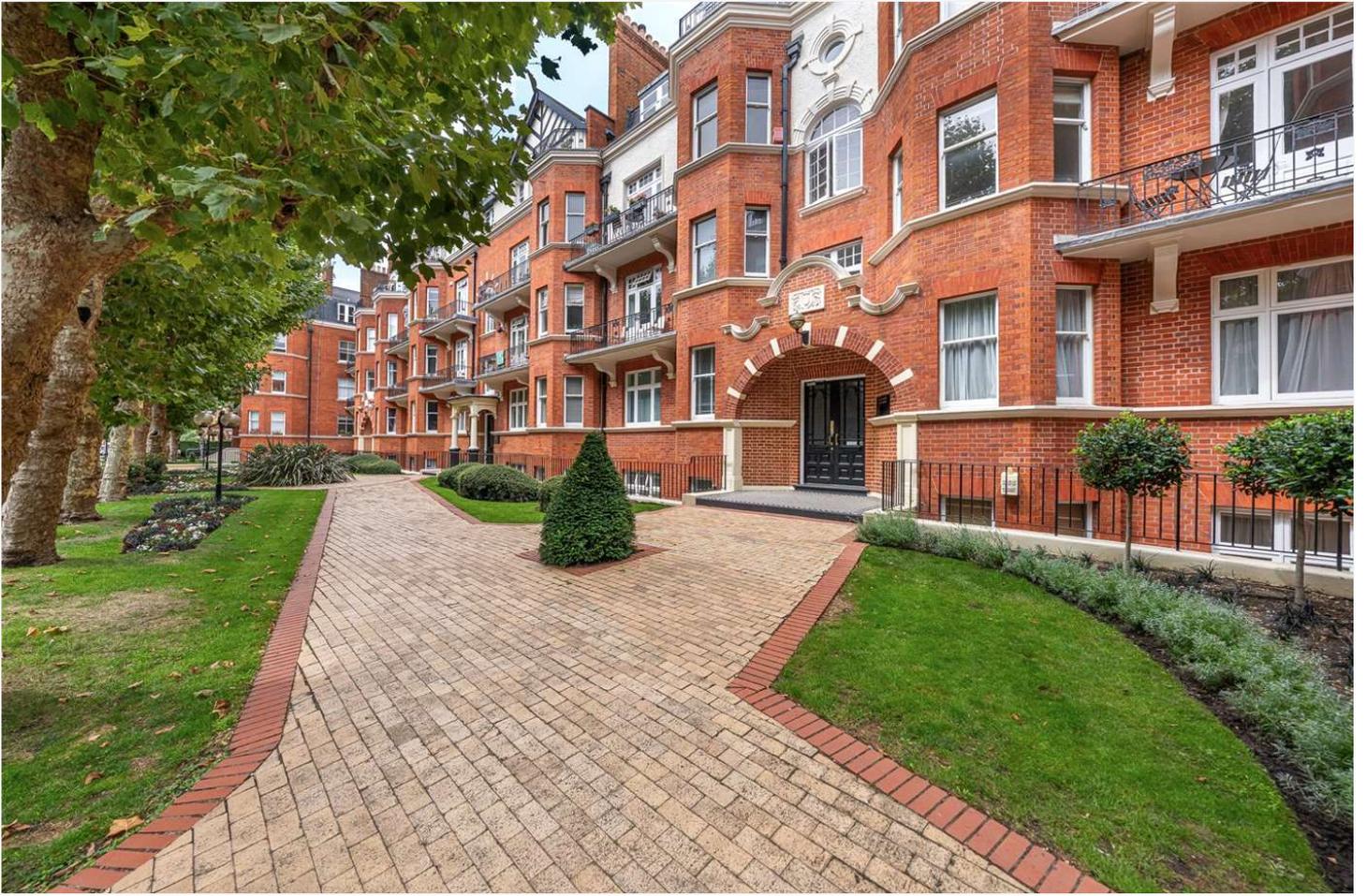
A spacious (approximately 867 sq. ft.), well-proportioned two-bedroom garden flat, ready for immediate occupation, forming part of one of the most desirable red brick mansion blocks in Maida Vale. The property features double doors opening directly onto stunning communal gardens and retains many attractive 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

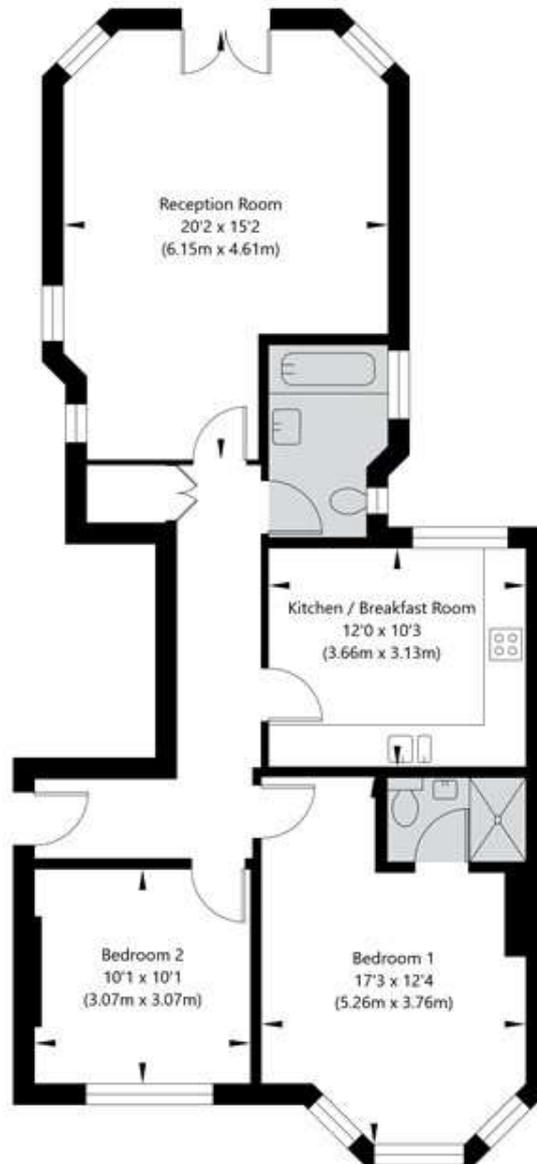
for every step...

winkworth.co.uk/maida-vale



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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | maidavale@winkworth.co.uk



for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.