



Elgin Avenue, W9

£650,000 *Share of Freehold*



A wonderful opportunity to purchase a well-proportioned (approximately 581 sq. ft.), bright, two-bedroom apartment, which enjoys the exclusive right to use a large balcony under the terms of the lease, providing valuable outdoor space with views over peaceful gardens located quietly to the rear of the building. The apartment is ready for immediate occupation, is situated on the second floor of an attractive converted period house, and is located in the heart of this sought-after area. The accommodation comprises a reception room with full-length sash windows overlooking Elgin Avenue, leading on to a fully fitted modern kitchen, bathroom suite, principal bedroom and a second bedroom with double doors leading on to the large balcony. The apartment is set within an attractive and well-maintained period building that has benefited from significant recent investment, including roof renewal, refurbishment of the front elevation and enhancements to the communal areas. The apartment is conveniently 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 away) and the wonderful Paddington Recreation Ground (approximately 0.1 mile away), with an outstanding children's play area, tennis courts and running tracks.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Chain Free
- Prime Elgin Avenue, Maida Vale location
- Exclusive right to use balcony with leafy views
- Share of Freehold & 955-year lease
- Short walk to Bakerloo line
- Bright apartment filled with natural light
- Beautiful period building



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 29/09/2981

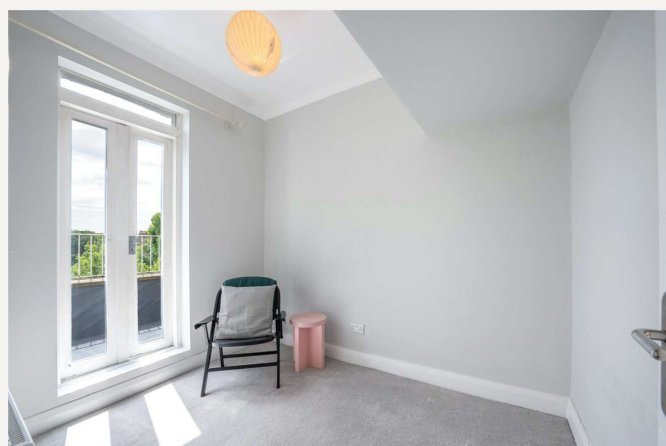
Service Charge: £3,394.57 per annum

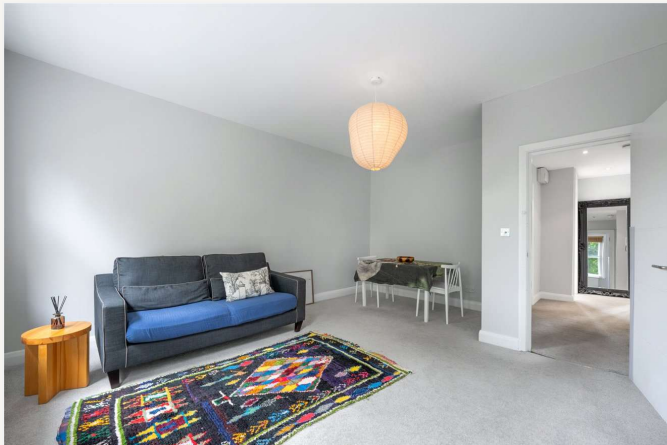
Service Charge Note: Additional Reserve Fund Contribution of £900 per annum

Ground Rent: £0 Annually

Council Tax Band: E

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

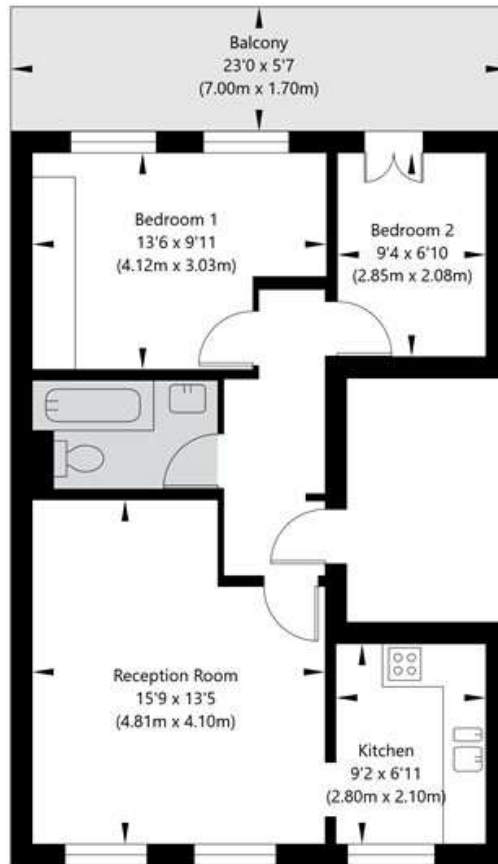
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV060002>

Elgin Avenue, London W9 1JD

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.01 SQ M / 581 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.01 SQ M / 581 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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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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