



ELGIN AVENUE, W9 £600,000 LEASEHOLD

Great potential is offered by this well-proportioned raised ground floor, two double bedroom apartment (second bedroom is currently being used as a dining room) with a private entrance, forming part of an attractive converted house located in the heart of this sought-after, fashionable area. The apartment has some wonderful original features, including high ceilings, full-length sash windows offering a wealth of natural light, a large reception room, a principal bedroom, a further double bedroom, a bathroom room suite and a kitchen. Elgin Avenue is located close to all the local amenities, (approximately 0.4 miles) from Westbourne underground Station (Circle and Hammersmith & City line), just over half a mile from Maida Vale underground station (Bakerloo line), Paddington Recreational Ground (approximately 0.6 Miles) with outstanding children's play area, tennis courts, running tracks and (Approximately 0.6 Miles) from the famous Portobello Road Market.

Principal Bedroom | A Further Double Bedroom | Bathroom Suite | Kitchen | Large Reception Room | High Ceilings | Full-Length Sash Windows | Private Entrance

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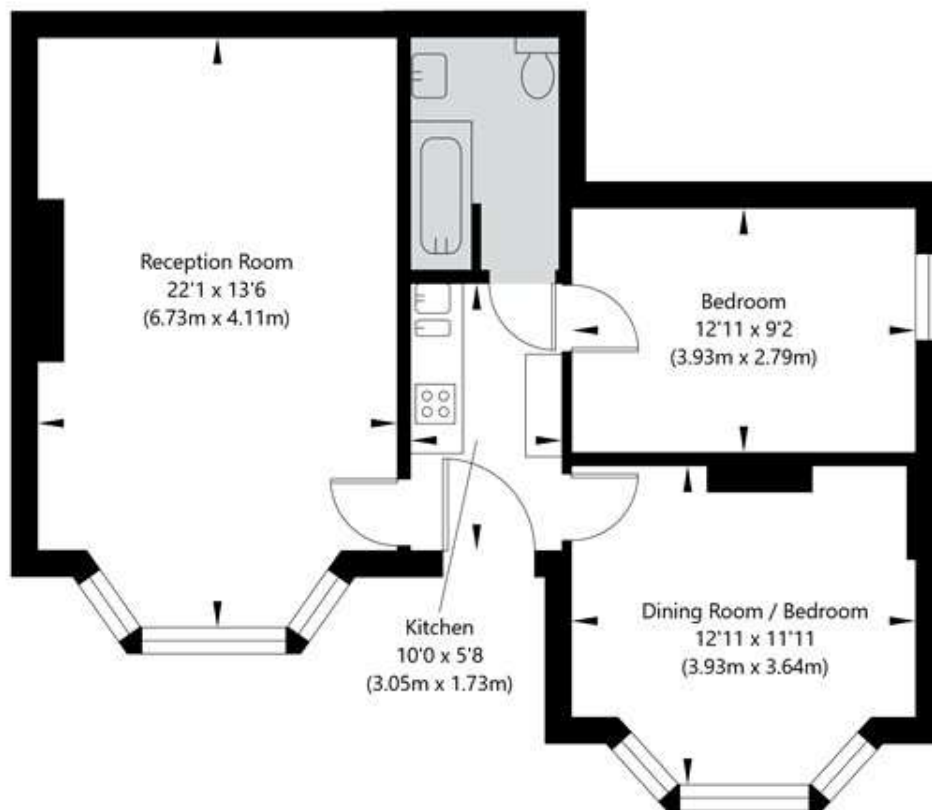
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Elgin Avenue, London W9 3PR

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.99 SQ M / 667 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.99 SQ M / 667 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 13/10/2124

Service Charge: £2358.75 per annum

Ground Rent: £ 0 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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