

## ELGIN AVENUE, LONDON, W9 £599,950 LEASEHOLD

Winkworth has the pleasure in offering a large (Approx. 636 Sq. Ft.) raised ground floor one bedroom apartment in excellent condition forming part of an attractive converted red brick period house located in the heart of this sought after area. The apartment has been designed to create a large reception area with high ceilings, floor to ceiling sash windows offering a wealth of natural light, a large kitchen Breakfast room, bathroom and a double bedroom with a built-in wardrobe. Elgin Avenue is situated close to all the local amenities offered by this fashionable area including boutique shops cafes on Lauderdale Road, Paddington Recreation Ground (0.1 miles) and the underground (0.3 miles) at Maida Vale (Bakerloo line).

Primary Double Bedroom | Reception Room | Family Bathroom | Kitchen | Leasehold

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for every step...

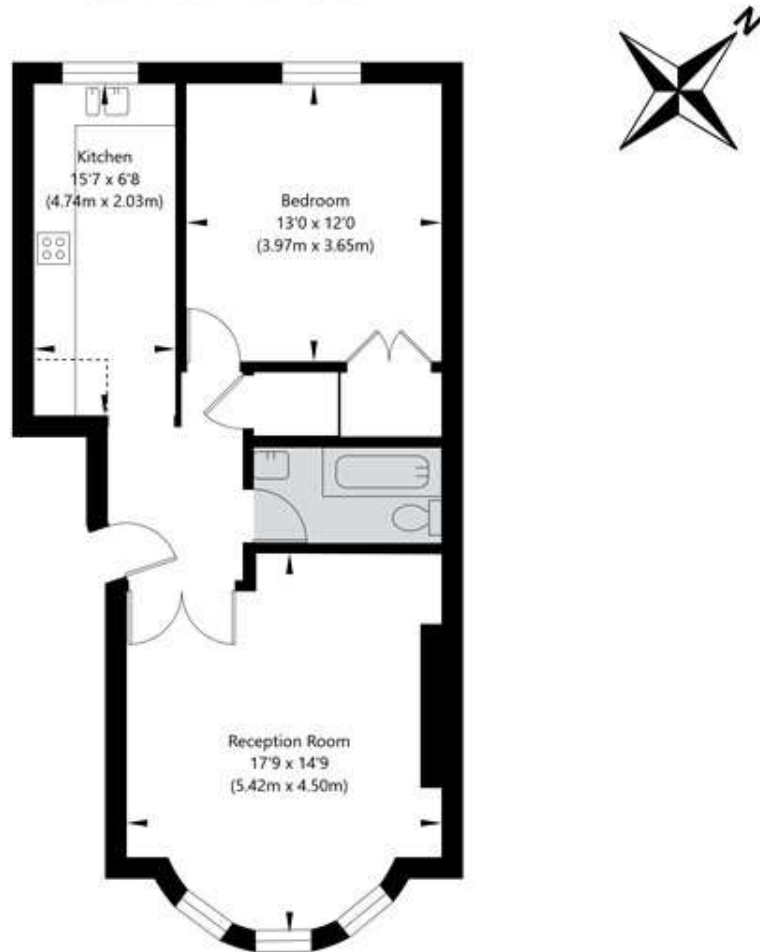
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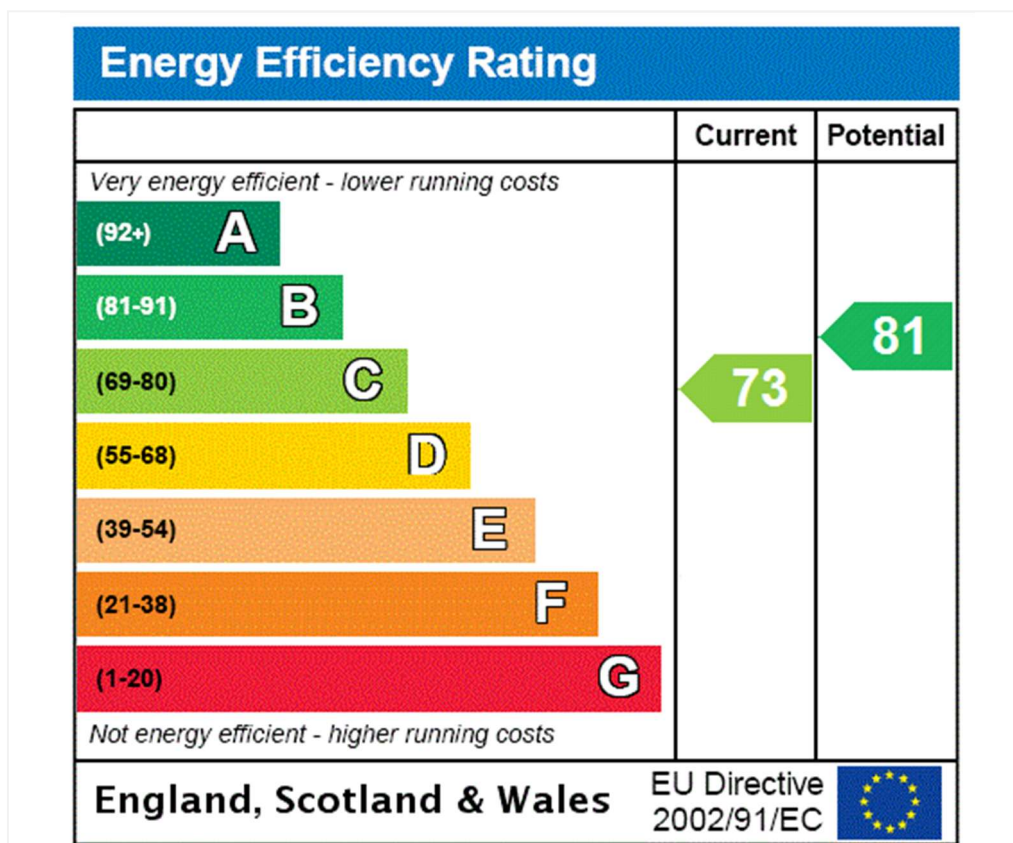
## Elgin Avenue, Maida Vale, London, W9 2NR

Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 59.05 SQ M / 636 SQ FT  
CEILING HEIGHT 3.20 M / 10.5 FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 59.05 SQ M / 636 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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**Tenure:** Leasehold

**Term:** Expires - 24/06/2133

**Service Charge:** £1,720.56 per annum

**Ground Rent:** £100 Annually (subject to increase)

**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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**Maida Vale** | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

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