



## ELGIN AVENUE, W9 £1,100,000 SHARE OF FREEHOLD

Winkworth are pleased to offer a beautiful, garden and raised ground floor two double bedroom maisonette, forming part of a period conversion, located in the heart of this fashionable area. The apartment has been carefully refurbished by its current owners to create a large, fully integrated kitchen/dining room with double doors opening on to a private southerly facing landscaped garden, a separate reception room with a compliant wood burning stove, in an ornate fireplace surround, and two double bedrooms. Particular detail has been taken into account with finishes including underfloor heating, parquet flooring throughout and surround sound music system. Elgin Avenue is situated close to all the local amenities including shops, cafes, Paddington Recreation Ground (0.3 miles) and the Underground at Maida Vale (Bakerloo line - 0.5 miles).

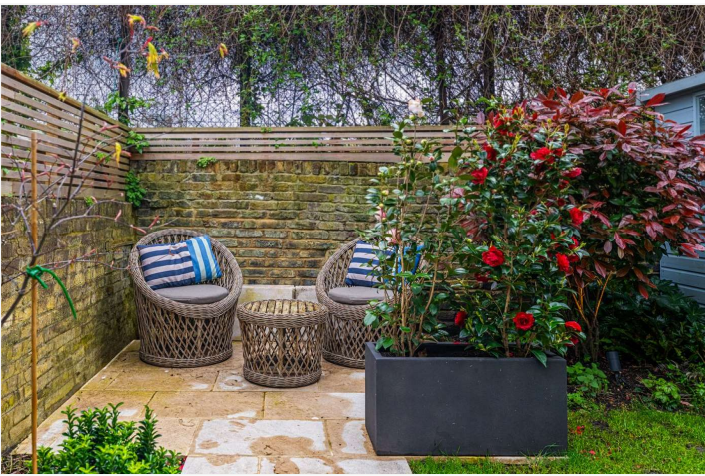
Two Double Bedrooms | Bathroom | Reception Room | Kitchen | Dining Room | Private Garden |  
Share Of Freehold

View our virtual tour here: [https://youtu.be/BEB\\_DGpSnBk](https://youtu.be/BEB_DGpSnBk)

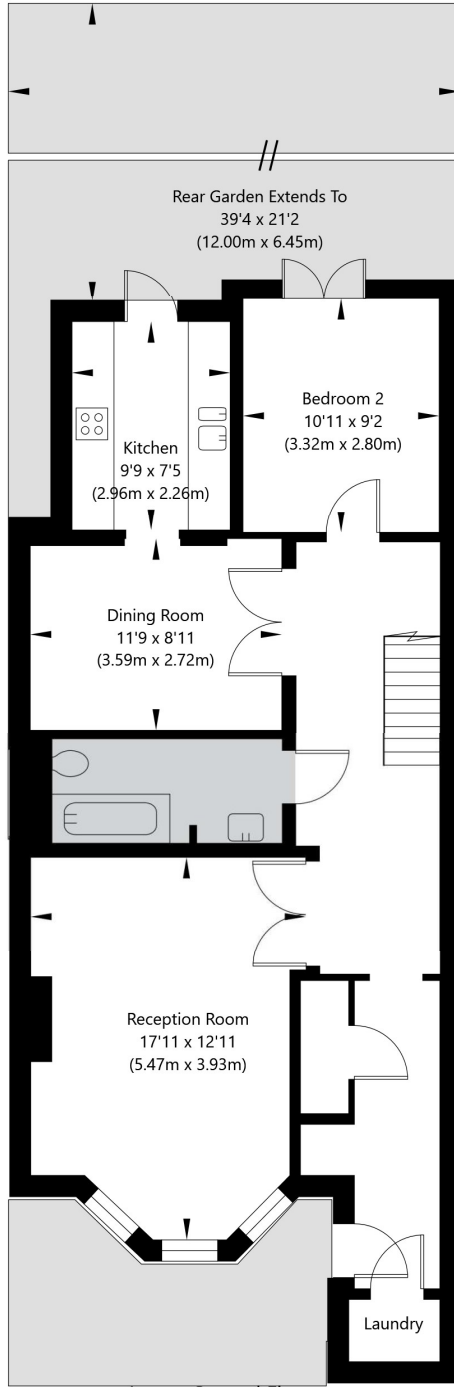
**Winkworth**

for every step...

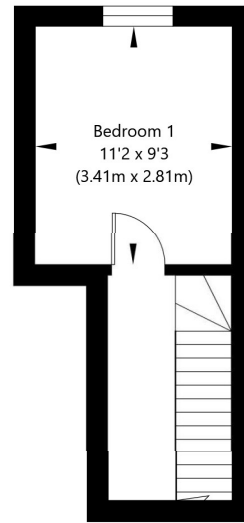
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



# Elgin Avenue, London W9 2HD



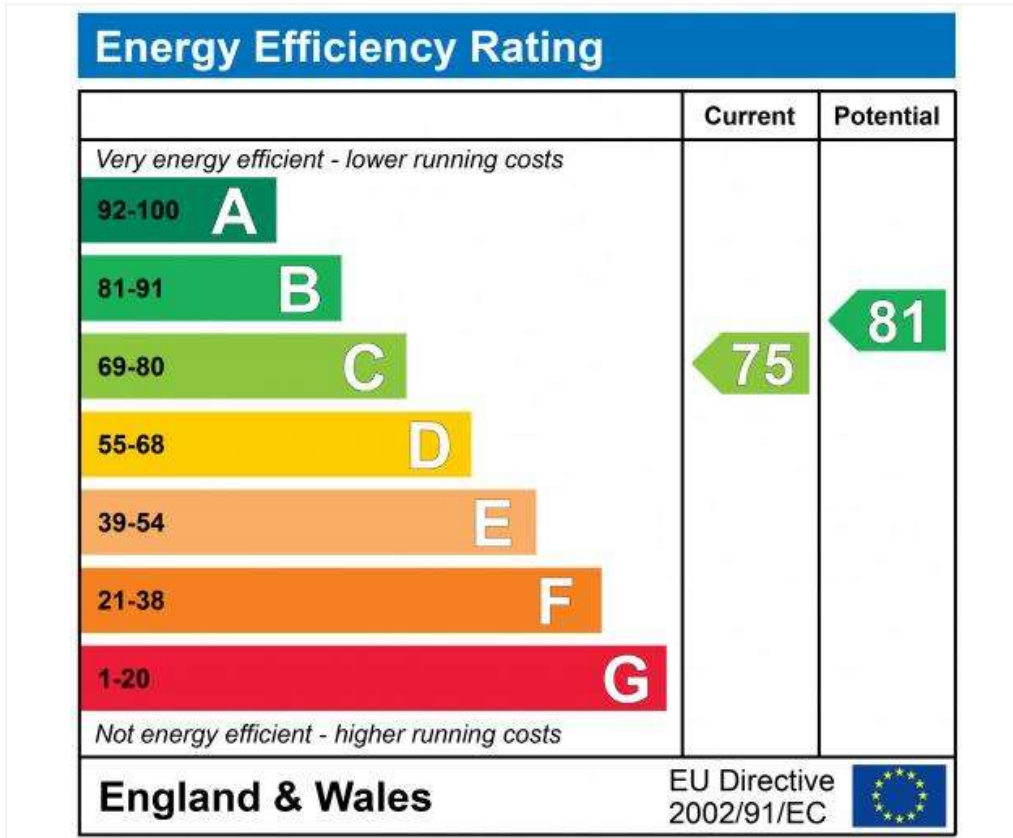
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 75.43 SQ M / 812 SQ FT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 15.57 SQ M / 168 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 91 SQ M / 980 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.



**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2988

**Service Charge:** £2772 per annum

**Ground Rent:** £ 0 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 |



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