



Elgin Avenue, W9
Offer In Excess Of £550,000, Leasehold

Anderson//Rose



Elgin Avenue, W9

This is a fantastic opportunity to acquire a well presented and nicely proportioned lateral apartment, set on the raised ground floor of a charming period conversion.

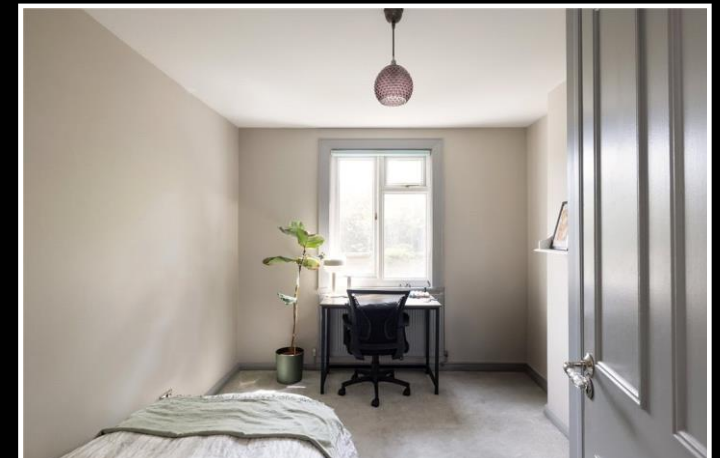
The property benefits from exceptional ceiling volumes and an abundance of natural daylight throughout. Comprising of the large and airy reception, dining and open plan modern kitchen room, the principal bedroom with plenty of wardrobe space, a good sized second bedroom and a family bathroom. The flat further benefits from the buildings long term lease and extremely reasonable service charge.

Elgin Avenue is a beautiful tree lined residential street, which profits from a parade of shops, restaurants, cafes and pubs that form Maida Vale high-street on the road itself. Little Venice and its beautiful Canals, boutique high-street and amenities is also around the corner, Aswell as Paddington Recreational Ground. Both Maida Vale & Warwick Avenue Tube stations are a short walk away from your front door and provide a short commute across the capital.

Service charge: £500 per annum
Ground rent: Peppercorn

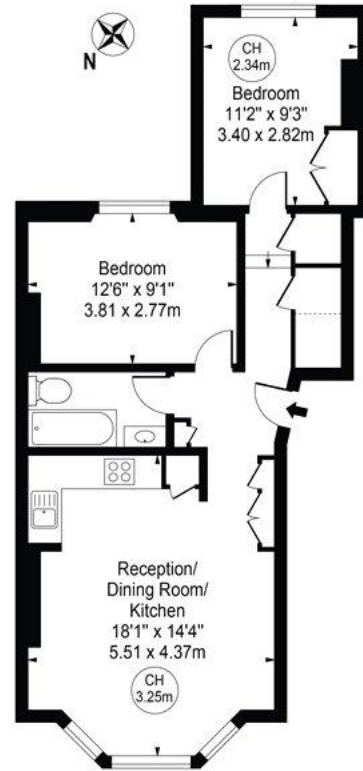
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Offers In Excess Of £550,000
Leasehold



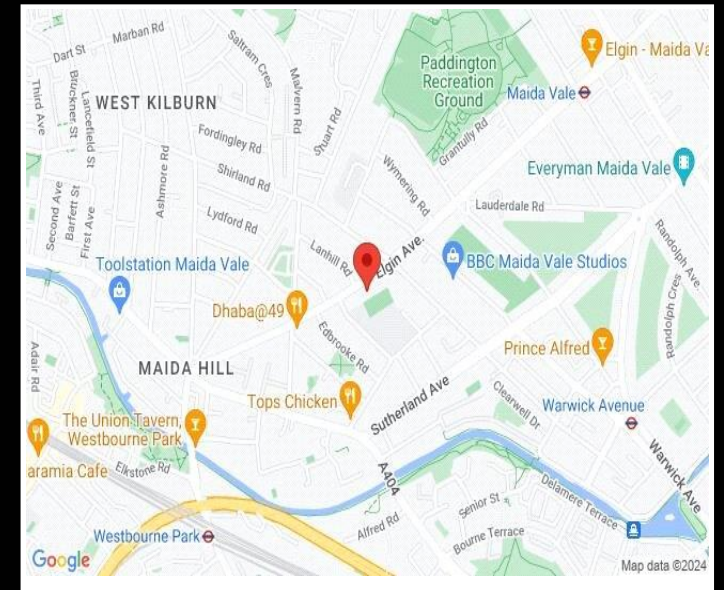
Elgin Avenue

Approx. Gross Internal Area 606 Sq Ft - 56.30 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.