



2nd Floor Flat, Elgin Avenue

Maida Vale | London | W9 1JR

Asking Price £750,000



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A fabulous 2 bedroom apartment occupying the whole of the second floor of a handsome red-brick period building only moments (60m) from Maida Vale Tube Station (Bakerloo Line) and the local cafes and convenience stores. This apartment is arranged over 674 sq ft / 62.6 sq m., offered in excellent decorative condition and ready for immediate occupation!

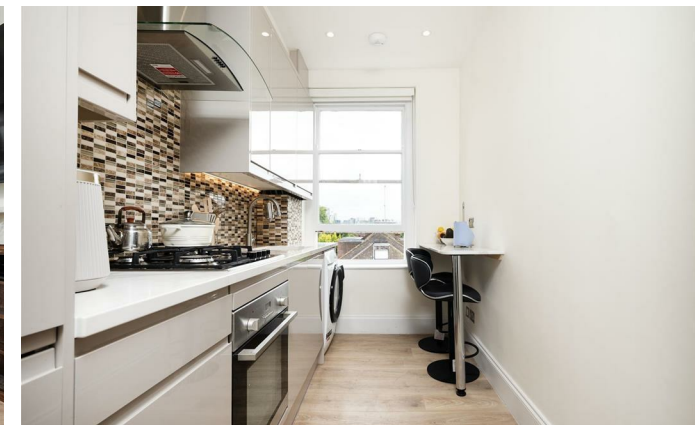
EPC: C

Council Tax: Westminster - Band E - £1,280 per year ('26-'27)

Leasehold - 125 years from 24 June 1991 - 89 years remaining

Service Charge - Approx £3,100 per year (including ground rent)

- Period Apartment
- Modern Fitted Kitchen
- Modern Bathroom Suite
- 75m to Paddington Recreation Ground
- Large Reception Room
- 2 Bedrooms
- 100m to Maida Vale Underground Station (Bakerloo Line)



A spacious entrance hall leads to a lovely south-east facing living room with two sash windows overlooking gardens. There is a modern fitted kitchen with breakfast bar. The principal bedroom has fitted wardrobes and overlooks Elgin Avenue, as does the second bedroom. The bathroom suite is modern and fully tiled.

Conveniently situated close to local shops, restaurants and cafes and the wonderful Paddington Recreation Ground (approximately 0.1 mile away), with an outstanding children's play area, tennis courts and running tracks. Clifton Road / Little Venice is within 0.5mls.





Energy Efficiency Rating

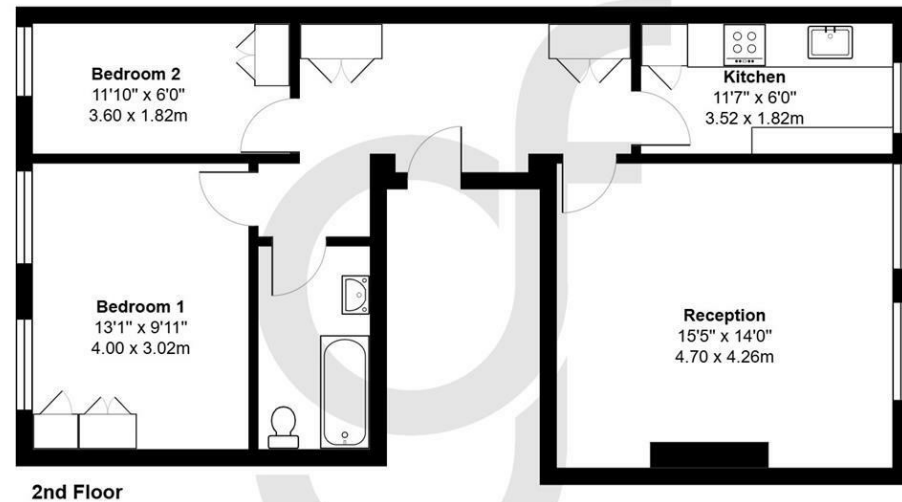
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Leasehold

Council Tax Band E

EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



2nd Floor

Elgin Avenue W9

Total Gross Internal Area: 674 ft² ... 62.6 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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