



A well-presented spacious two-bedroom apartment with
a private rear garden and home office.

Elgin Avenue, Maida Vale, London, W9

£825,000 Leasehold (85 years remaining)

savills

- **Two-bedroom flat • Open-plan • Private entrance**
- **Good condition • Spacious garden**
- **Home office / studio**

Local Information

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens. Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area. BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances. The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and great bus links into central London. Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

About this property

This spacious garden flat comprises of a modern open-plan kitchen and reception room with a large bay window, allowing plenty of natural light. The principal bedroom benefits from built-in storage and an en-suite shower room. There is a second bedroom, well-appointed separate bathroom, and a storage room. The property also benefits from a private rear garden and home office / studio.

Tenure

Leasehold (85 years remaining)

Service charge (per annum)

£1000.00

Ground rent (per annum)

£100.00

Local Authority

City Of Westminster

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.



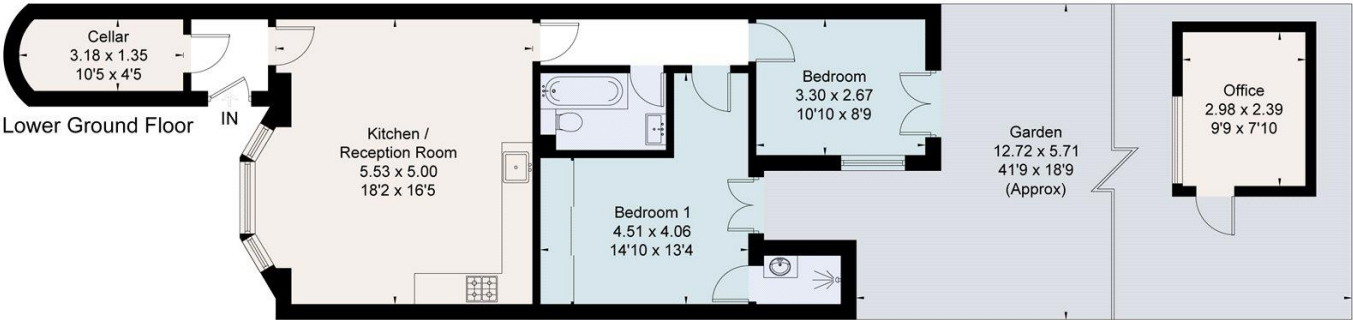


Elgin Avenue, Maida Vale, London, W9
Gross Internal Area 825 sq. ft., 76.7 m²


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Approximate Area = 69.5 sq m / 748 sq ft (Including Cellar)
Outbuilding = 7.2 sq m / 77 sq ft
Total = 76.7 sq m / 825 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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