



Top floor bright two bedroom apartment with pleasant views from all aspects.

Elgin Avenue, Maida Vale, London, W9

£650,000 Leasehold (92 years remaining)

savills

•Bright top floor apartment • Two double bedrooms • Close to open green spaces • Prime location near to Maida Vale tube station • No onward chain

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

Positioned on the top floor of a beautiful Victorian period conversion this two bedroom flat offers bright and airy accommodation throughout. The landing with skylight leads to all rooms.

There are two double bedrooms, full bathroom suite and a generous living room.

Tenure

Leasehold (92 years remaining)

Service charge (per annum)

£1,200

Ground rent (per annum)

£100.00

Local Authority

City Of Westminster

Energy Performance

EPC Rating - D

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.

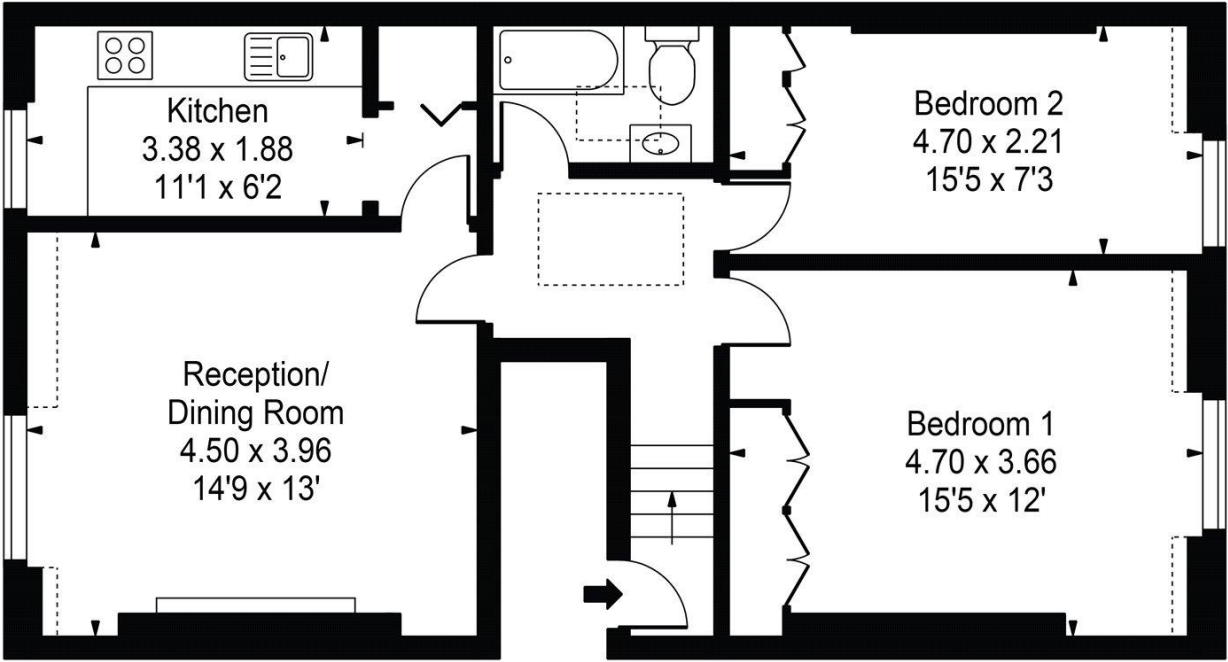





Elgin Avenue, Maida Vale, London, W9
Gross Internal Area 714 sq. ft., 66.3 m²

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Elgin Avenue
Gross Internal Area(Approx)
Total = 66.33 Sq m / 714 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England, Scotland & Wales		
EU Directive 2002/91/EC 		

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