



An exceptional two bedroom apartment positioned on the ground floor with direct access to the communal gardens.

Elgin Mansions, Elgin Avenue, Maida Vale, London, W9

£1,150,000 Leasehold (96 years remaining)



- Private patio garden
- Large living room with bay feature window
- Recently renovated kitchen/ breakfast room
- Clean and bright decoration throughout
- Two double bedrooms
- 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

Savills is proud to bring to market this exceptional two bedroom apartment positioned on the ground floor of this mansion block in Maida Vale. The property benefits from a private patio with direct access to communal gardens and recently renovated kitchen and bathrooms. The accommodation comprises a principal bedroom with built-in wardrobes and en-suite bathroom, further double bedroom, additional modern shower room and a large bright reception room with a bay window and space for dining. The fresh and bright kitchen/ breakfast room leads onto the private patio area and communal gardens beyond. The property is conveniently located moments to Paddington Recreation Ground and Maida Vale station (Bakerloo line).

Tenure

Leasehold(96 years remaining)

Ground rent (per annum)

Included in service charges

Service charge (per annum)

£2,100.00

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.

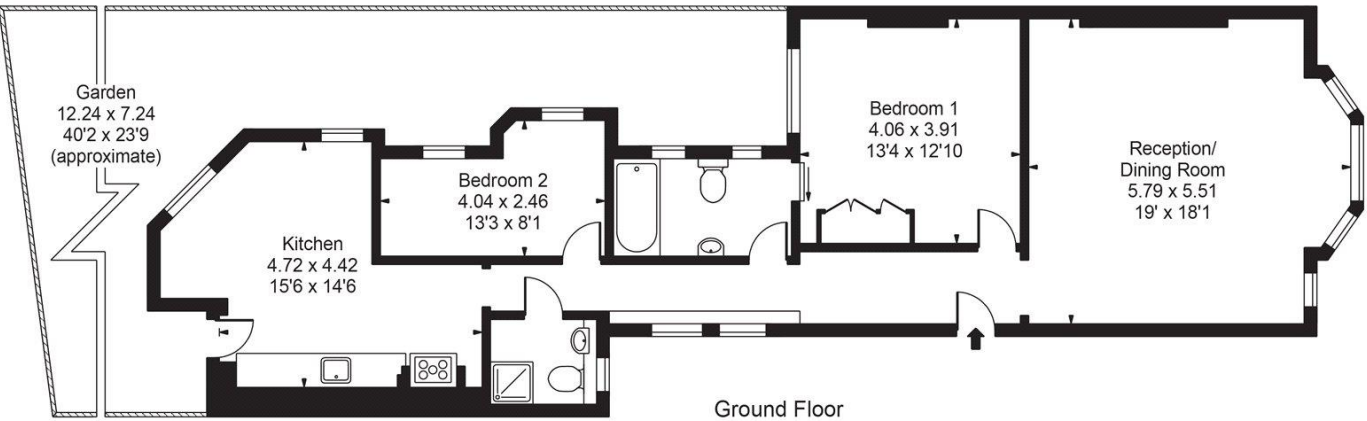




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Gross Internal Area 1024 sq. ft., 95 m²

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Elgin Mansions
Gross Internal Area(Approx)
Total = 95.13 Sq m / 1024 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



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	48	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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