

Elgin Avenue, Maida Vale W9



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This stunning second-floor split-level flat (entrance on first) is situated on the sought-after Elgin Avenue and has been refurbished throughout to an exceptional standard, offering stylish and contemporary living in the heart of Maida Vale. The property features a bright and spacious open-plan living area with wood flooring and a modern, fully integrated kitchen

The principal bedroom features fitted wardrobes, providing ample storage. The second bedroom benefits from its own en suite shower room, and off the main landing is a tiled bathroom. Immaculately finished throughout, the flat combines elegant design with practical living, making it an ideal choice for professionals or small families.



Asking price: £900,000

Tenure: Leasehold: approximately 89 years remaining

Service charge: £1,477.29 per annum, reviewed annually. The next review date is March 2025.

Ground rent: £10 per annum, reviewed annually. The next review date is March 2025.

Local authority: City of Westminster

Council tax band: F





Location

Conveniently located on the desirable Elgin Avenue, the property is just moments away from the excellent amenities of Maida Vale, including independent shops, cafes, and restaurants. The beautiful Paddington Recreation Ground is nearby for outdoor leisure.

Transport links are superb. Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) are both nearby, providing quick access to Central London and beyond. Additionally, Paddington Station, with Elizabeth Line, National Rail, and Heathrow Express services, is easily accessible.



Elgin Avenue

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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