

Elgin Avenue, Maida Vale W9



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This well-appointed two bedroom ground-floor flat is situated in the heart of Maida Vale, offering a perfect blend of comfort and convenience. The property features a bright and spacious reception room, ideal for relaxing or entertaining, and a modern, fully fitted kitchen with ample storage.

The flat features two generous double bedrooms (one with en suite), both filled with natural light and a sleek, contemporary bathroom. High ceilings and large windows throughout enhance the sense of space and light, creating a warm and inviting atmosphere.



Asking price: £850,000

Tenure: Leasehold: approximately 89 years remaining

Service charge: £786 per annum. We have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

Ground rent: £10 per annum

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 = 70.7 sq m / 761 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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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Particulars dated December 2024. Photographs and videos dated December 2024.

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