



Flat 7, 140 Elgin Avenue, London, W9 2NS

Asking Price: £350,000 Share Of Freehold

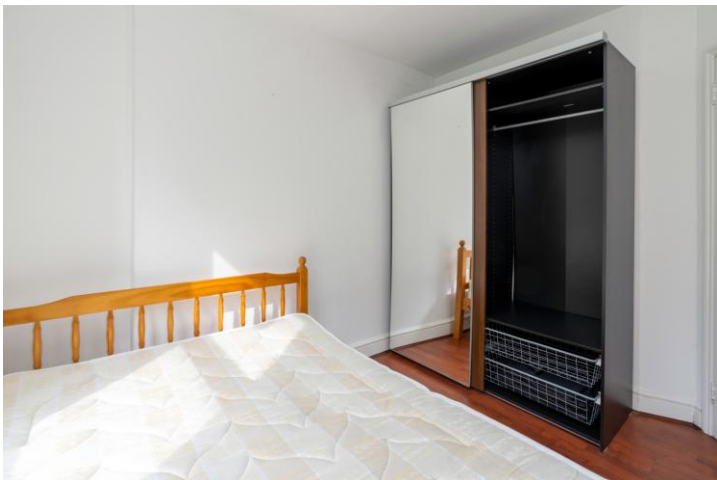
Double Bedroom | Open Plan Living Room and Kitchen| Full Bathroom

A bright, one double bedroom flat located on the second floor of this period conversion in the heart of Maida Vale London W9. The flat requires updating, offering fantastic potential to create a beautiful bespoke home. The flat features and an open plan kitchen and living room and benefits from excellent natural light. The flat is close to parks and public transport, being less than half a mile from Maida Vale (Bakerloo) tube station.

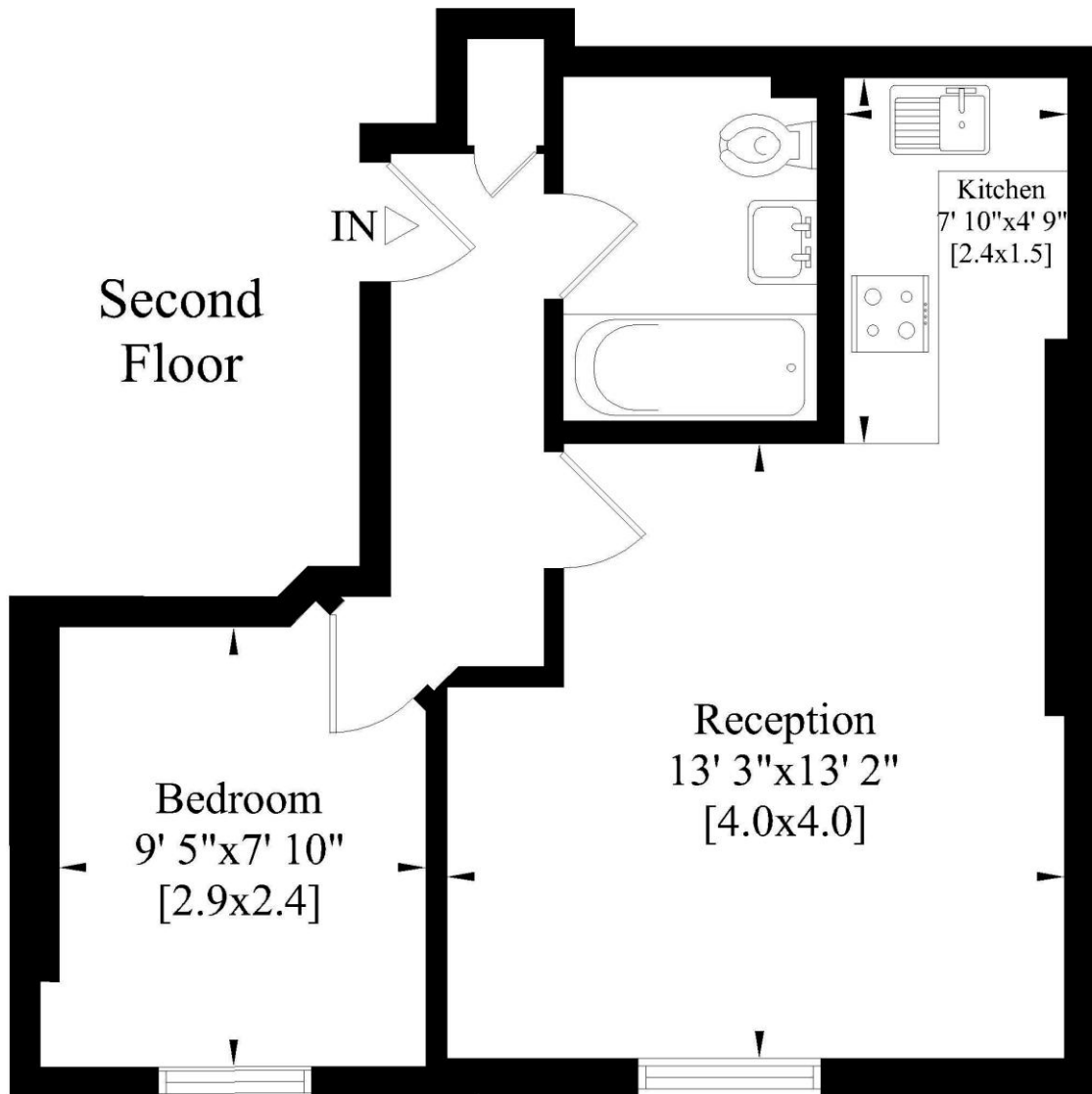
- Double Bedroom
- Open Plan Living Rm/Kitchen
- Bathroom
- In Need Of Updating
- Resident's Permit Parking
- 372 Sq Ft
- Service Charge £2668 pa
- EPC - D
- Council Tax – Band F (£1472 pa)
- Rental Estimate - £1750 pa
- Share Of Freehold
- Chain Free

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The property offers an open plan fitted kitchen, bright reception room, full bathroom, a double bedroom with wardrobes. Furthermore, the property benefits from excellent natural light, wood flooring throughout. The spacious, green space at Paddington Recreation Ground is only a few minutes' walk away. Maida Vale (Bakerloo Line) tube station is also nearby, and Little Venice is within strolling distance. The flat is being sold chain free.



Elgin Avenue W9
Gross Internal Area:
35 Sq. metres
372 Sq. feet



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.©

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

