



Elgin Avenue, W9

£3,100,000

Dexters



Elgin Avenue, London, W9

A rarely available freehold house arranged over five floors with two balconies and a large private rear garden. The house is bursting with period features.

This house would make an excellent family home and has been used as such for forty years. Up the front stairs and through the main front door is the grand hallway with original floor tiles, front facing reception room with large bay window and the rear facing dining room and kitchen. Off the dining room, through floor-to-ceiling French doors is a balcony and stairs leading down to the large private garden.

Downstairs can be accessed by its own front door or from the hallway and is currently used as a two bedroom flat (with its own kitchen and shower room) with direct access to the garden. This would make excellent family space, a nanny/granny flat or rental investment.

Over the top three floors are nine bedrooms, two bathrooms, wardrobes, storage and a continuation of the features including fireplaces, bay window and additional balcony.

Less than a third of a mile from transport links to Central London and the shops, cafés and amenities of Lauderdale Parade and Elgin Avenue.

Features

Eight Bedrooms
Three Bathrooms
Rarely Available Property
Over Five Floors
Private Rear Garden
Freehold







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TOTAL APPROX. FLOOR AREA 3702 SQ. FT. (343.92 SQ. M.)

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Maida Vale
125 Shirland Road, Maida Vale,
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Sales
020 7266 2020

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated
Estate Agent
and Letting Agent

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