



Elgin Avenue, W9

£1,000,000

A garden floor flat set in a Victorian conversion. This spacious property comes complete with two bedrooms, one bathroom and additional WC, a sizable open plan kitchen/reception with access to a private garden and an outhouse.

Elgin Avenue is a charming, tree-lined street, perfectly positioned just moments away from the open spaces and sports facilities of Paddington Recreation Ground. Additionally, it is close to the shops, cafés, and restaurants along Lauderdale Parade, as well as Maida Vale underground station (Bakerloo line).

Features

- Raised Ground Entrance
- Share Of Freehold
- Private Garden
- Great Transport Links
- Private Outbuilding
- Chain Free



Elgin Avenue, W9

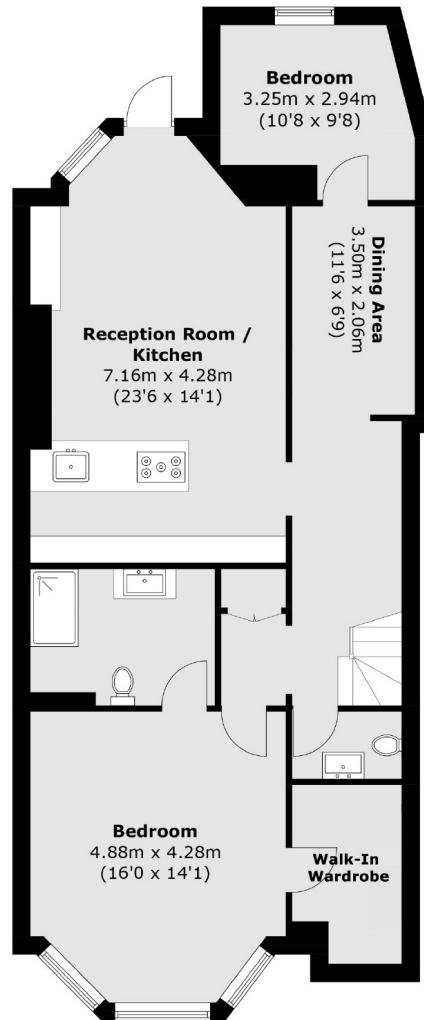
Entered via the raised ground floor, this spacious flat is arranged over the lower level, offering a smart layout and stylish finishes throughout.

Upon entry, there's a separate WC, while to the left sits the main bedroom with a large en suite and walk-in wardrobe. The open plan kitchen and reception area features modern appliances and opens onto a generous private terrace, complete with a versatile outhouse ideal for a home study or gym.

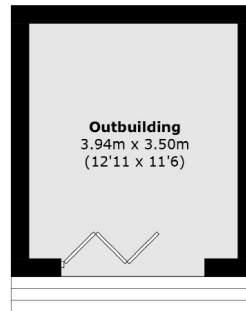
Further highlights include a dedicated dining area, a hidden second bedroom concealed behind a bookcase, a storage vault, and wooden flooring throughout the main living spaces.



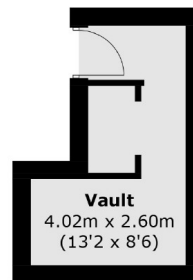
Elgin Avenue, Maida Vale, W9



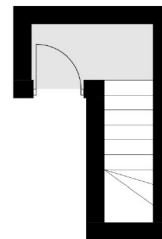
Lower Ground Floor



Ground Floor



**(Not Shown In Actual
Location / Orientation)**



Ground Floor

Total area (approx.): 96.8 sq. m (1,041.8 sq. ft)
Outbuilding area (approx.): 13.8 sq. m (148.6 sq. ft)
Vault area (approx.): 8.1 sq. m (87.1 sq. ft)