



## Elgin Avenue, W9

£623 Per week

Situated on the first floor of this period conversion. This flat benefits from two bedrooms, a large open plan living room, kitchen, private balcony and is in good condition throughout.

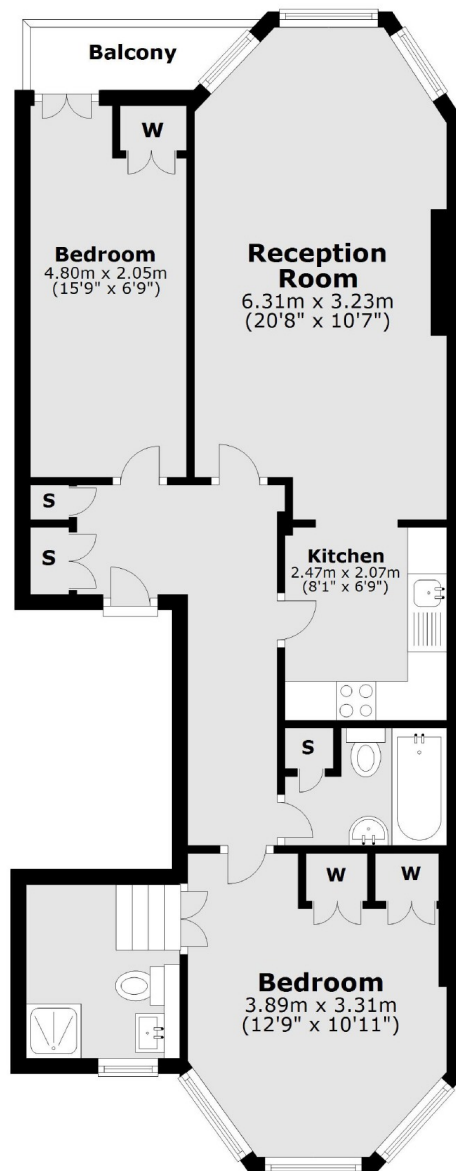
Elgin Avenue is ideally placed to provide easy access to Maida Vale, Paddington and Warwick Avenue for an array of local shops, cafés, restaurants and transport links.

### Features

First Floor Flat  
Two Bedrooms  
Balcony  
Open Plan  
Good Condition  
Great Location

# Elgin Avenue, Maida Vale, W9

## First Floor



Main area: Approx. 62.9 sq. metres (677.3 sq. feet)  
Plus balconies, approx. 2.3 sq. metres (24.9 sq. feet)

# Dexters

Maida Vale  
298 Elgin Avenue  
London  
W9 1JS  
Lettings  
020 7266 2021

Energy Rating: . 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

dexters.co.uk