



## ELGIN AVENUE, W9

£675,000

Period Conversion  
Private Balcony  
Share of Freehold  
Short Walk to Maida Vale Underground  
Station  
Close to Little Venice Amenities

# ABOUT THE PROPERTY

Set within an elegant period conversion, this beautifully refurbished two bedroom first floor apartment enjoys natural light throughout, creating a bright and inviting living environment. The property features a spacious reception room, a contemporary kitchen, a stylish bathroom, and a generous principal bedroom with built-in storage. The second bedroom opens onto a private balcony with attractive garden views, creating a delightful outdoor retreat. Offered Chain free.

Perfectly positioned, Elgin Avenue is just a short walk from Maida Vale and Warwick Avenue underground station (Bakerloo Line) and Paddington Recreation Ground. Surrounded by an array of boutique shops,



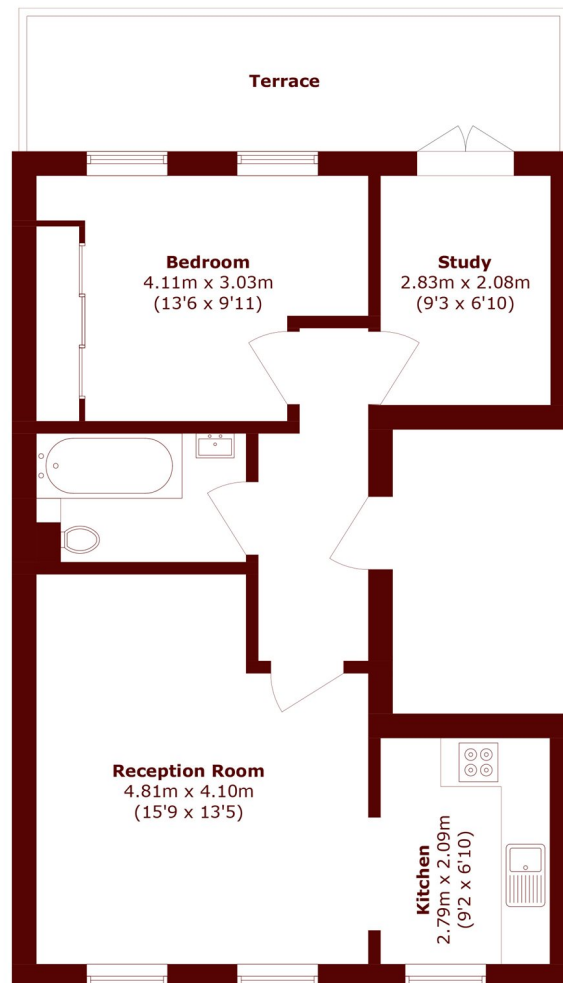




# FURTHER DETAILS



# STEP INSIDE ELGIN AVENUE



## Second Floor

Total area (approx.): 52.5 sq. m (565.1 sq. ft)  
Terrace area (approx.): 11.0 sq. m (118.4 sq. ft)

Little Venice  
020 7993 3050

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

MARSH &  
PARSONS