



Asking Price £675,000

TENURE : LEASEHOLD

266 Elgin Avenue , W9

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Charming 2 bed/ 2 bath
apartment**

Second Floor/ Period block

**A minute walk to Maida Vale
Station**

Great buy to let opportunity

Ideal first time buy

**Early viewing is
recommended!**

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

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PROPERTIES

Metropole Properties are pleased to bring into the market this impressive two bedroom two bathroom apartment situated on the second floor of a charming period block in Maida Vale, a stone's throw away from Maida Vale station.

This substantial apartment has been elegantly designed and beautifully decorated with antique style interiors. Comprising of a separate kitchen, spacious reception room, a master bedroom with ensuite shower room, a well proportioned second bedroom, a family bathroom and a hallway.

Further benefits include; charming ceiling moulding, beautiful sash windows, a feature fireplace, wood flooring extended throughout the apartment.

Ideally located in the sought after Elgin Avenue, one minute walk from Maida Vale Station. Elgin Avenue is an attractive treelined street with easy access to the amenities of Maida Vale, St Johns Wood, Notting Hill and Queen's Park. The picturesque Little Venice Canals are five minutes away. A big variety of trendy cafes, restaurants, shops and bars can be found nearby. Paddington Recreation Ground is also within easy reach. Excellent Transport links with access to Maida Vale station (Bakerloo Line), Westbourne Park station (Hammersmith & City and Circle Line) and Paddington Station with Elizabeth Line, National Rail and Heathrow Express connections.

Ideal for First Time Buy or Buy-to-Let property. Early viewing is recommended!

Leasehold: 93 years remaining approx.

Asking Price: £675,000 Subject to Contract

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavour to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

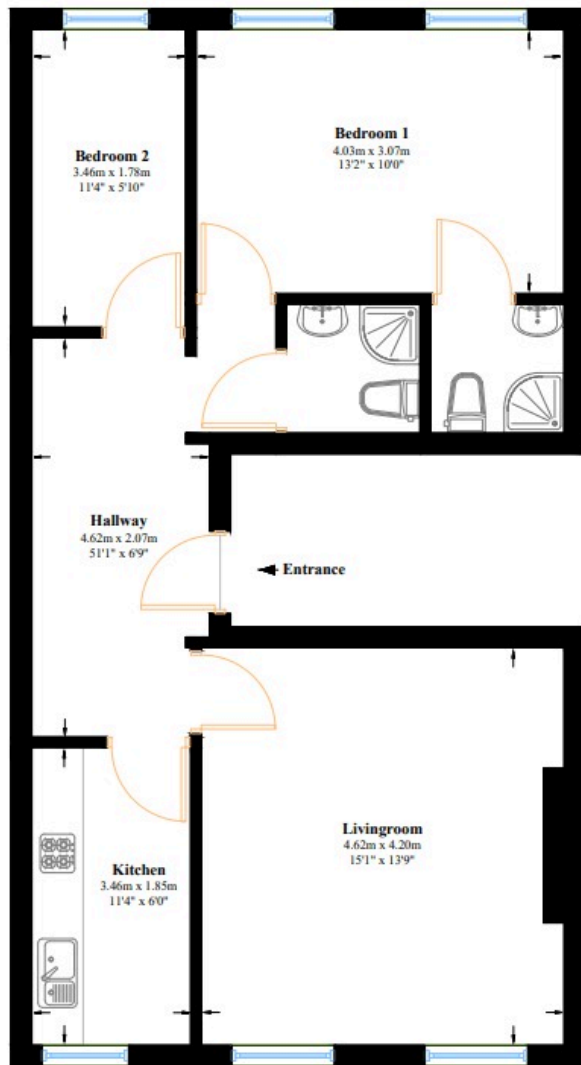
These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.

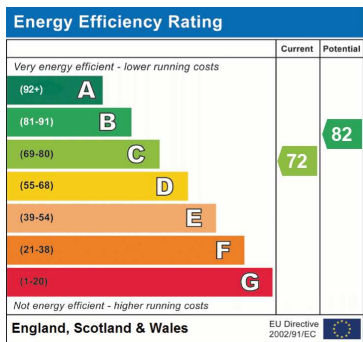


Total Approx Internal Area 62 SQ.M/667 SQ.FT

Drawing supplied by
 MTM Interiors Ltd
 Interior Design & Renovation
 Mobile: 07397970375

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