



All enquiries Ref: Brian Grante

- Long leasehold second floor self-contained flat requiring updating
- Full vacant possession

**Location:**

The property is situated within Elgin Avenue in Maida Vale. Public transport links include nearby Maida Vale (Bakerloo Line) Underground Station, road links via the A40 or A5 together with a network of local bus services serving the surrounding area. A range of shops, cafes and restaurants are available locally on Lauderdale Road, Maida Vale and Castellain Road with recreational pursuits to be found at the Paddington Recreation Ground or along the Grand Union Canal.

**Accommodation:**

One bedroom, reception room, kitchen, bathroom/WC

**EPC rating:** D

**Council Tax Band:** B

**Lease:**

To be sold on a new lease for a term of 125 years at a peppercorn ground rent

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

