



Elgin Avenue, London, W9 2NP
£550,000 Share of Freehold





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A unique and characterful one-bedroom split-level garden flat situated on Elgin Avenue, set within an elegant, bow-fronted white stucco period property. Beautifully arranged over two levels, the apartment boasts a bright and airy semi open-plan reception and kitchen on the raised ground floor, thoughtfully designed to overlook the private garden.

One of the standout features is a charming study area, enhanced by coloured glass feature windows, adding warmth and personality to the space. Stairs lead down to a spacious double bedroom with direct access to the secluded garden—an ideal retreat with the potential to add a garden room at the far end.

Additional highlights include a Share of Freehold, a peaceful yet well-connected location close to the vibrant cafes and restaurants of Formosa Street, Lauderdale Parade, Paddington Basin, and Shirland Road. The tranquil canals of Little Venice are just moments away, with excellent transport links from Maida Vale (Bakerloo Line), Warwick Avenue (Bakerloo Line) and Paddington Station (Elizabeth Line, National Rail, and Heathrow Express).





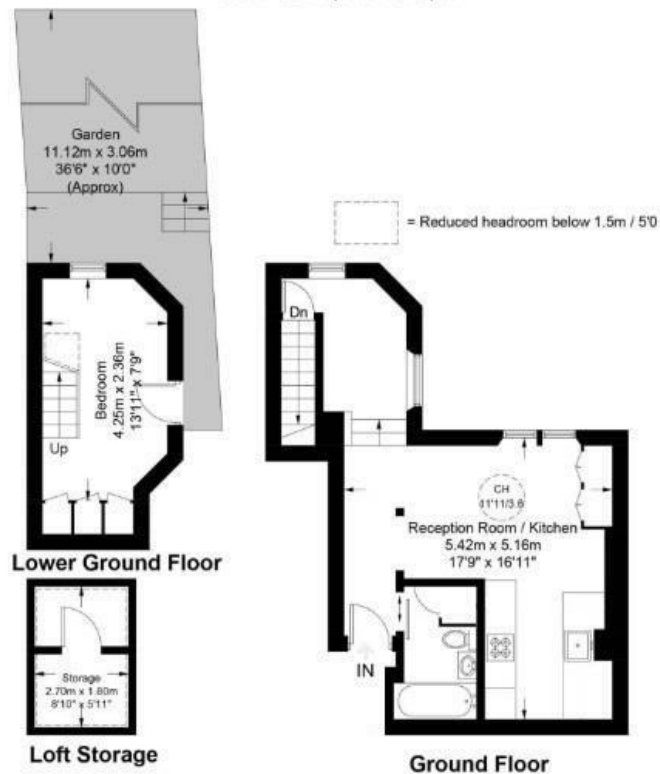
Elgin Avenue, W9

Approximate Gross Internal Area = 469 sq ft / 43.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 57 sq ft / 5.3 sq m

Total = 526 sq ft / 48.9 sq m



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID878407)

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