



Black Brick
Finding perfect properties

14 Elgin Mansions, Elgin Avenue, W9 1JG

Asking Price £1,200,000 - Share of Freehold  3  |  |

Key Features

A beautifully presented 3 bedroom apartment located on the second floor of this beautiful red brick mansion block in the heart of Maida Vale.

- 1053 sq ft
- 2nd floor
- 3 bedrooms
- Balcony
- Communal garden
- Caretaker

Tenure:
Leasehold with
share of freehold

Service Charge:
£2656.98 per annum

Ground Rent:
£50 per annum





Energy Performance Certificate


Flat 14 Elgin Mansions, Elgin Avenue, LONDON, W9 1JG

Dwelling type: Mid-floor flat
Date of assessment: 07 February 2020
Date of certificate: 10 February 2020
Reference number: 0038-5030-7242-2730-7210
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 m²

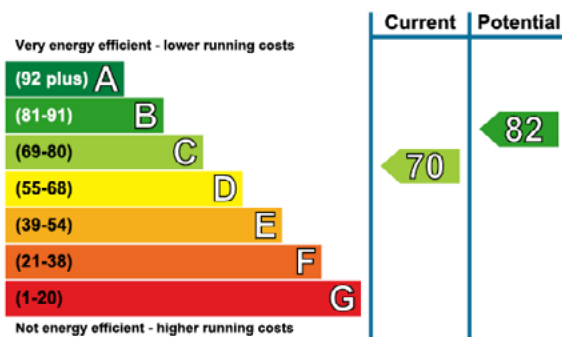
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,196
Over 3 years you could save	£ 891

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 234 over 3 years	
Heating	£ 1,557 over 3 years	£ 801 over 3 years	
Hot Water	£ 267 over 3 years	£ 270 over 3 years	
Totals	£ 2,196	£ 1,305	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

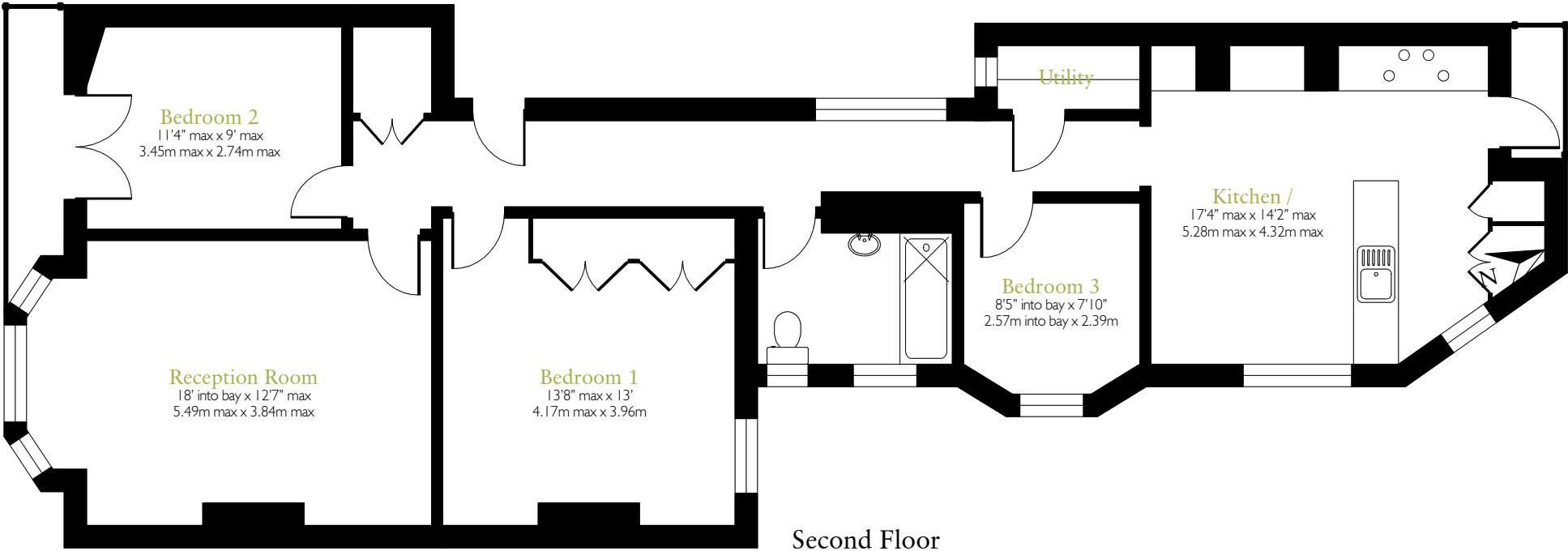
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

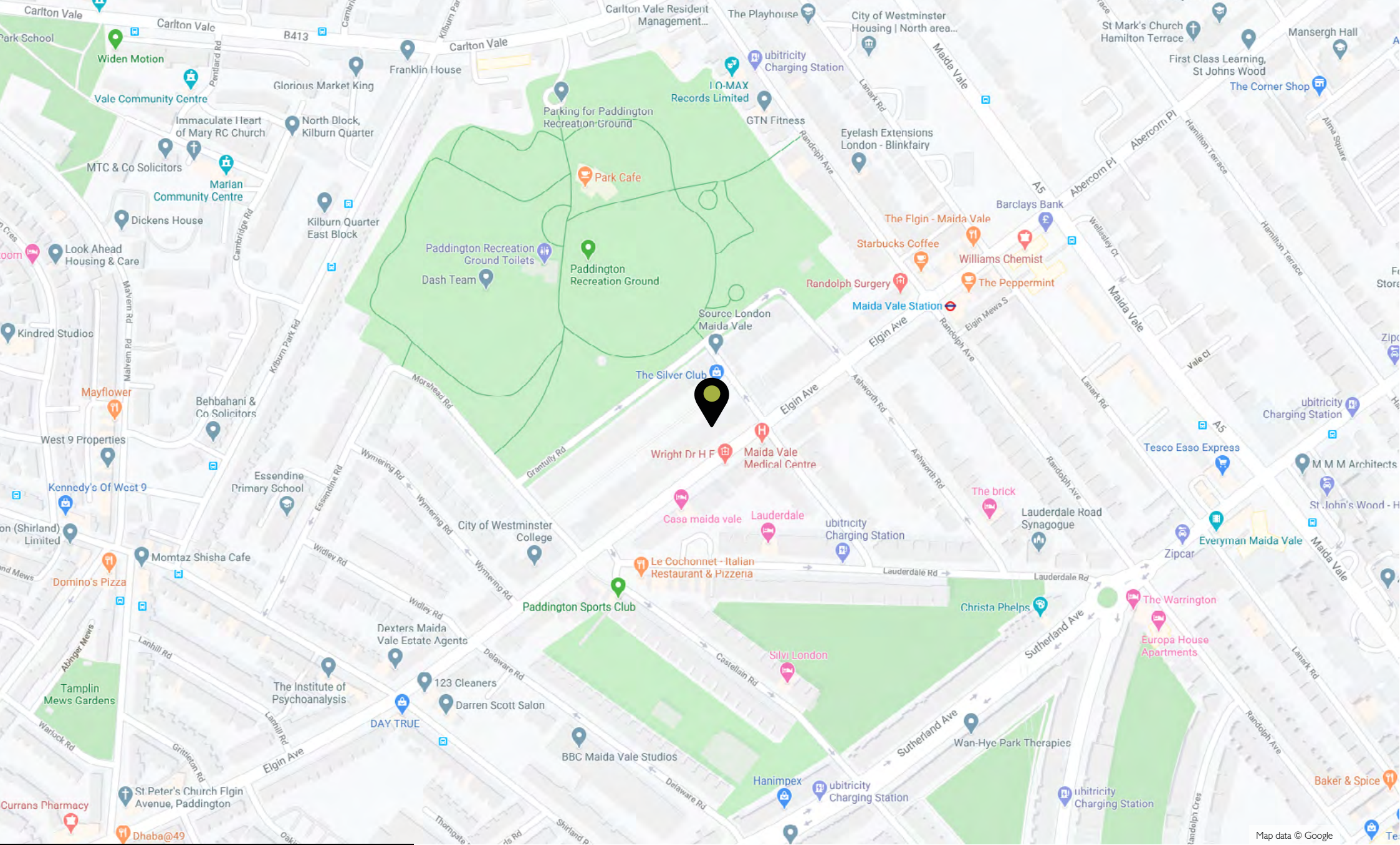
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 558
2 Low energy lighting for all fixed outlets	£40	£ 123
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 210

Floor Plan

Approx. gross internal area 1,053ft² / 97.8m²



Second Floor



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black-brick.com

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Local Area

Elgin Mansions is located close to the shops and cafes of Lauderdale Road whilst the open spaces of Paddington Recreation Ground and the underground station at Maida Vale are both in close walking distance.

Local Authority:
Westminster

 Maida Vale