



ELGIN AVENUE

Maida Vale, W9



ELGIN AVENUE

This exceptional five-bedroom Victorian residence, spanning approximately 3,260 square feet, is a rare opportunity to acquire a substantial period home on one of Maida Vale's most and sought-after streets.

			EPC
5	3	3	TBC
			

Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £3,250,000





Properties of this calibre seldom come to market — the current owners have cherished it for over 25 years.

Upon entering, you are greeted by a grand, light-filled double reception room featuring soaring ceilings, intricate cornicing, and original fireplaces. This impressive space offers both comfort and elegance, ideal for entertaining or relaxing with family. Also on this level is a beautiful study with bespoke cabinetry and large sash windows that flood the room with natural light.

The lower ground floor, which benefits from its own private entrance, reveals a striking open-plan kitchen and dining area finished with contemporary microcement flooring. No expense has been spared with the bespoke Roundhouse kitchen, built in appliances and island overlooking the garden with separate walk in pantry. Expansive glass doors open directly onto a generous south-facing garden with mature trees — a perfect setting for al fresco dining and outdoor gatherings. This floor also includes a versatile family room, a guest bedroom or storage room, and a stylish shower room.







On the first floor, a magnificent principal reception room with high ceilings, a bay window, and a period fireplace creates a true “wow” factor. A further double bedroom with built-in storage and access to a spacious family bathroom completes this level. The layout has been thoughtfully designed, with plumbing in place should a future owner wish to create a luxurious principal suite.

The upper floors comprise three additional bedrooms and a well-appointed bathroom with a convenient utility area.



Throughout the home, the elegant period detailing — from ornate fireplaces to beautifully preserved wood floors — blends seamlessly with contemporary touches, resulting in a property that exudes timeless charm and character while perfectly suited for modern family living.





(Including Basement / Loft Room)
Approximate Gross Internal Area = 203.85sq m / 3260 sq ft

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. (ID767266)



Queen's Park

0203 815 3020

queenspark@knightfrank.com

Knight Frank 60c Salusbury Road

London

NW6 6NP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

