



51 ELGIN AVENUE LONDON, W9 3PP

£3,950 PER MONTH

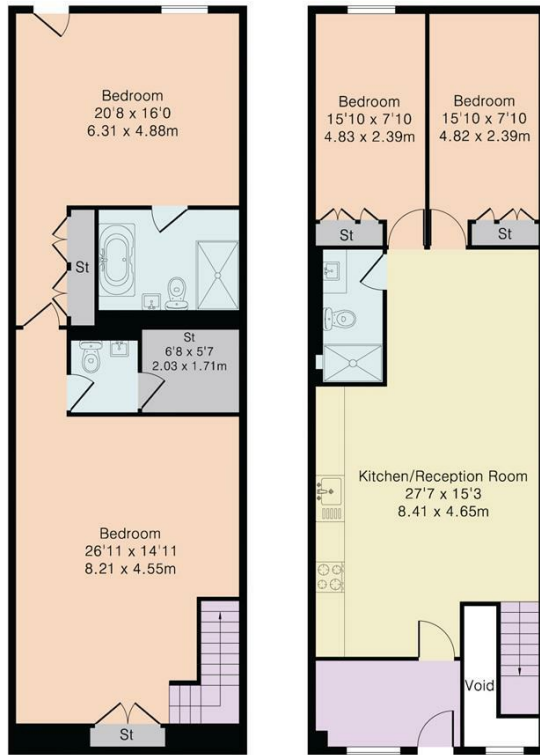
Presenting a remarkable three-bedroom residence located on Elgin Avenue. This property offers a private entrance, underfloor heating, and air-conditioning throughout, providing the ultimate in modern comfort. The fully equipped kitchen boasts top-of-the-line appliances, setting the stage for contemporary living at its finest.

Each of the generously sized bedrooms features fitted wardrobes and abundant natural light, while the bathrooms are adorned with floor-to-ceiling sand tiles and earth-toned basins, complemented by sleek black finishes.

Conveniently situated in the sought-after Elgin Avenue area, this modern apartment provides seamless access to excellent transport links, including the nearby Westbourne Park underground station, ensuring effortless connectivity for residents. Nearby amenities such as Lauderdale Parade, Paddington Recreation Ground, and Maida Vale further enhance the allure of this sought-after locale.

NH NobleHouse
services

Approximate Gross Internal Area 1528 sq ft – 142 sq m
 Basement Area 764 sq ft – 71 sq m
 Ground Floor Area 764 sq ft – 71 sq m



Basement

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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