CityZEN Property Group
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Third Avenue, London, W10 4RS

£690 Per Week

2 DOUBLE BEDROOM, 2 BATHROOM 3RD FLOOR APARTMENT FOR RENT WITHIN 'ECO WORLD'S' LUXURY DEVELOPMENT LOCATED IN MAIDA HILL.

THE APARTMENT OVERLOOKS QUEENS PARK OPEN SPACE.

THIRD & CAIRD IS A NEW VILLAGE DEVELOPMENT IN THE HEART OF W10. QUEENS PARK STATION PROVIDES TRANSPORT TO OXFORD CIRCUS IN 15 MINS AND WESTBOURNE PARK STATION IS 5 MINUTES AWAY FROM PADDINGTON

This apartment comprises of 796 square feet of accommodation including a spacious reception room with open plan kitchen, West facing balcony, 2 double bedrooms & 2 bathrooms.

COMES FURNISHED

AVAILABLE FROM 18.08.2025

- THIRD AVENUE W10
- OVERLOOKS PUBLIC GARDENS
- 15 MIN TO OXFORD CIRCUS
- AVAILABLE FROM 18.08.2025
- IN THE HEART OF W10
- WEST FACING BALCONY
- 5 MIN TO PADDINGTON
- 2 BEDS/ 2 BATHS
- 796 SQUARE FEET OF SPACE
- FURNISHED TO A HIGH STANDARD

CityZEN Investments Limited. Registered in England number 05303135. Registered office 2 Mountview Court, 310 Friern Barnet Lane, London N20 0YZ

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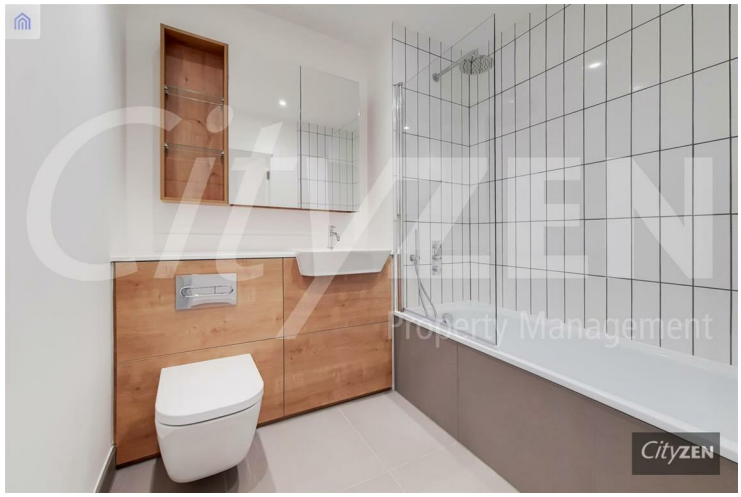
VIEW

RECEPTION ROOM

BEDROOM



BATHROOM

BEDROOM

BEDROOM

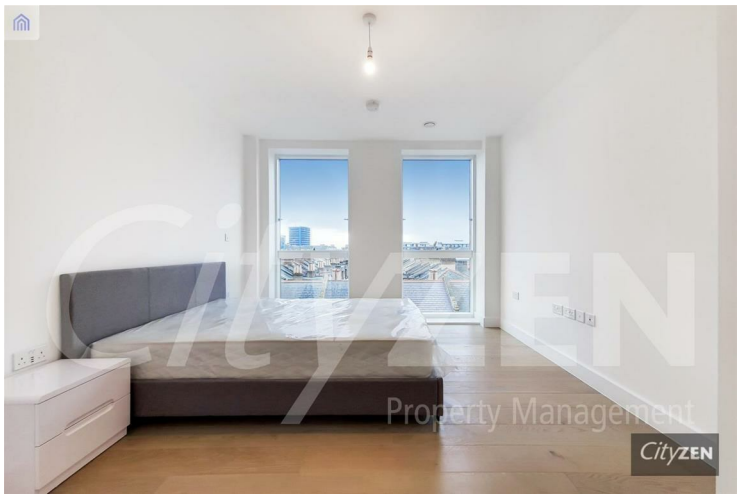
Third Avenue, London, W10 4RS

THIRD AVENUE BUILDING

RECEPTION ROOM

RECEPTION ROOM

BEDROOM



BEDROOM

KITCHEN

Third Avenue, London, W10 4RS

TERRACE

EN SUITE SHOWER ROOM

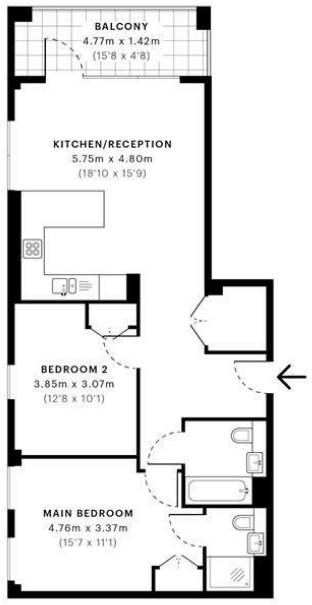
BEDROOM

CityZEN

Third Avenue, W10

CAPTURE DATE 20/12/2021 LASER SCAN POINTS 2,535,340

GROSS INTERNAL AREA
73.62 sqm / 792.44 sqft



— Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m
73.62 sqm / 792.44 sqft	70.73 sqm / 761.33 sqft	6.54 sqm / 70.40 sqft	0.00 sqm / 0.00 sqft

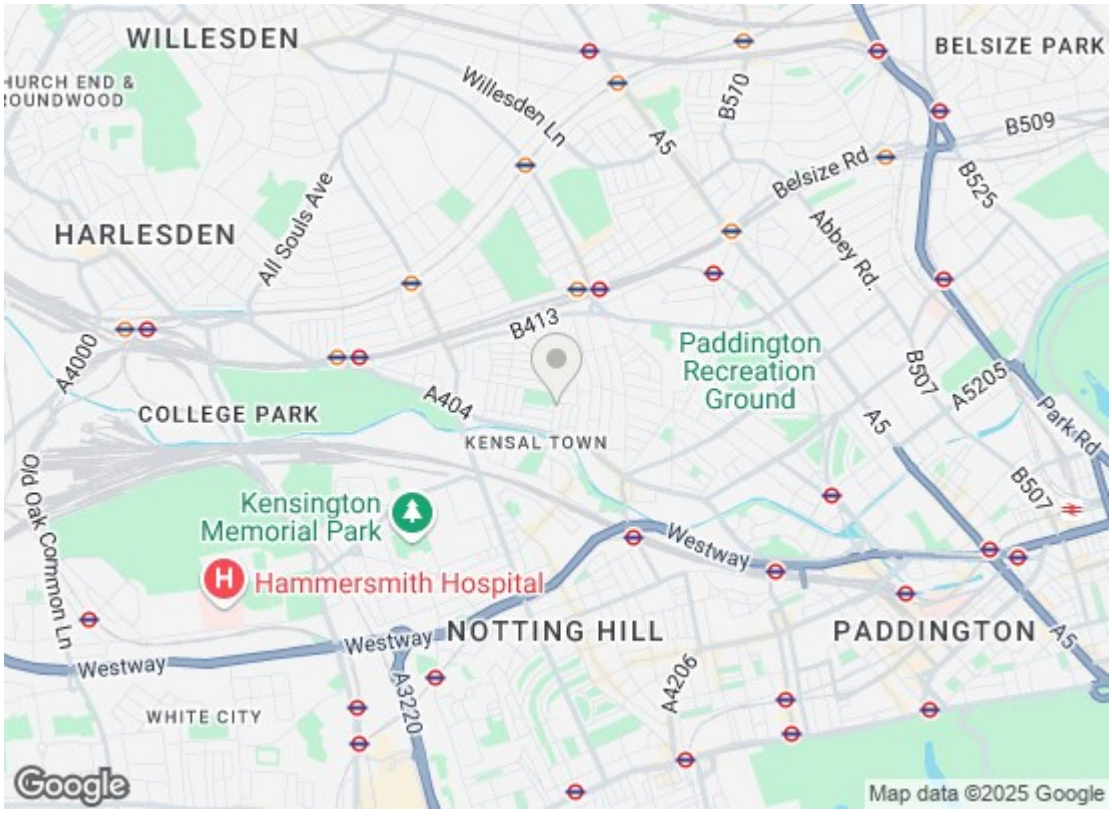
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 82.56 sqm / 888.67 sqft
IPMS 3C RESIDENTIAL 80.36 sqm / 864.99 sqft

SPEC ID 61b9d36b3a01b80e3d522815



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.