



Elgin Avenue

Maida Vale, W9

£1,750 per month
(£403.85 per week)

Positioned on the raised ground floor of this charming period building is this well presented studio apartment benefiting from abundant light and ceiling height.

CHESTERTONS



Elgin Avenue

Maida Vale, W9

- Gorgeous Studio
- High Ceiling
- Huge Bay Window



Positioned on the raised ground floor of this charming period building is this well presented studio apartment benefiting from abundant light and ceiling height.

The accommodation comprises reception room with high ceilings, a huge bay window which floods the property with natural light and the added bonus of a mezzanine sleeping area. There is a bathroom and semi open plan kitchen and a good amount of storage.

Elgin Avenue is well located to take advantage of the local amenities, which include Maida Vale underground (Bakerloo Line) and Paddington Recreation ground.

Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: Westminster
Council Tax Band: C
EPC Rating: C
Furnished, Unfurnished

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Lettings

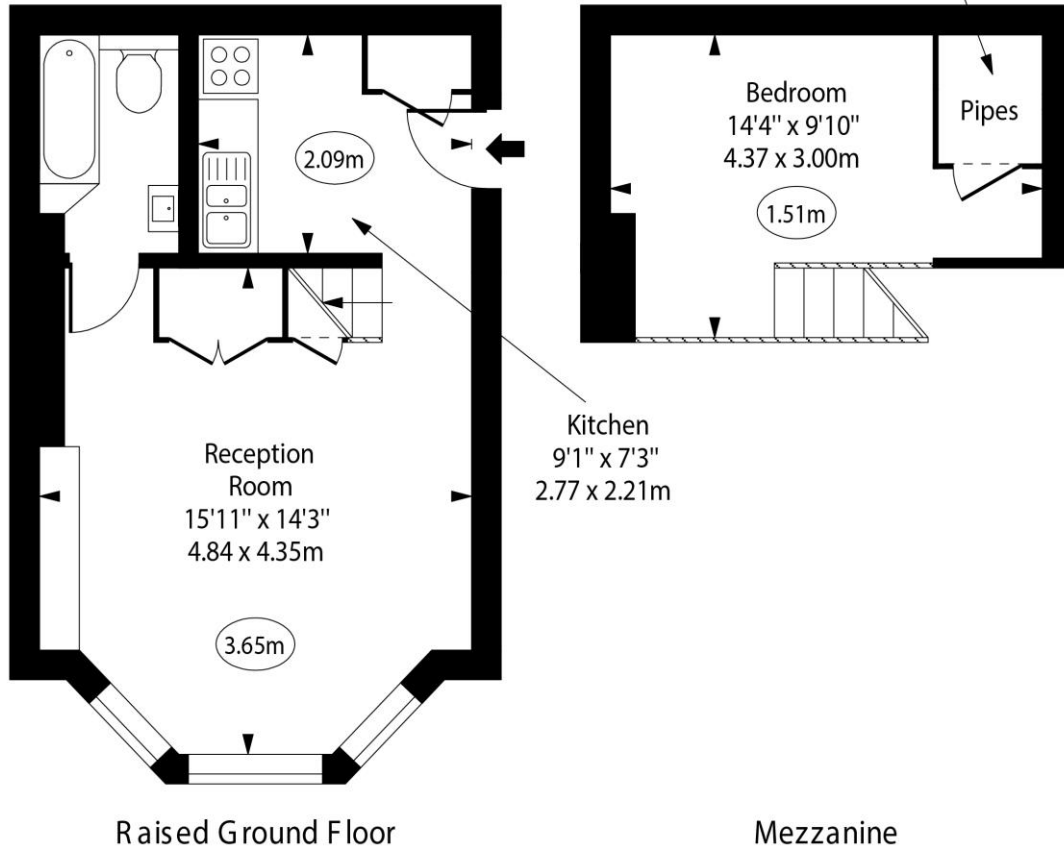
26 Clifton Road
Maida Vale
London
W9 1SX
littlevenicelettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees



Elgin Avenue,
Maida Vale, W9

○ - Ceiling Height



Approx Gross Internal Area

431 Sq Ft - 40.04 Sq M

Approx. Floor Area Including Restricted Heights

446 Sq Ft - 41.43 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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