



Elgin Avenue, London W9

£635 Per Week

A light and airy 2 bedroom, 2 bathroom second floor apartment within this beautiful period conversion building that has recently been fully refurbished. The apartment further comprises a fitted kitchen adjoining a wonderful reception room with open views and built-in units, main bedroom with en-suite modern fitted bathroom, second double bedroom, additional modern shower room, the apartment also has spotlighting throughout. This fine apartment is located within a short distance of shops and cafes along Lauderdale Parade and Castellain Road, the open spaces of Paddington recreation ground with its sports facilities and Maida Vale (Bakerloo line) underground station. Offered on a part furnished basis and available now. Council tax Band D. EPC RATING C.

Elgin Avenue, London W9

Reception



En Suite Bathroom



Kitchen



Bedroom 2



Bedroom 1

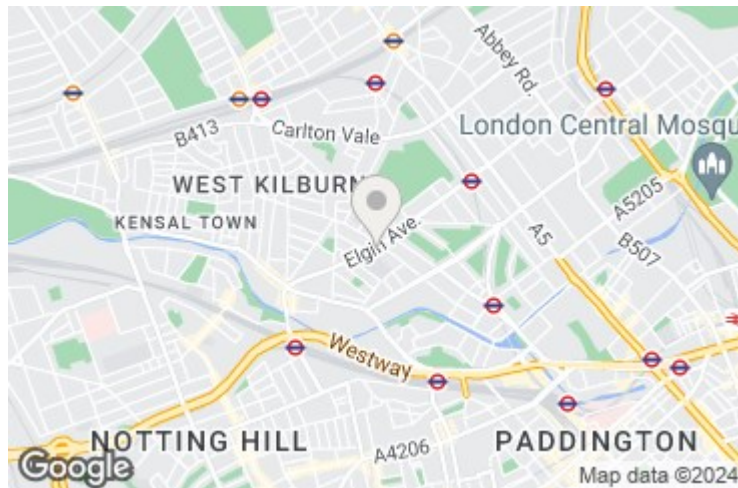


Shower room



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Exterior



Outside space

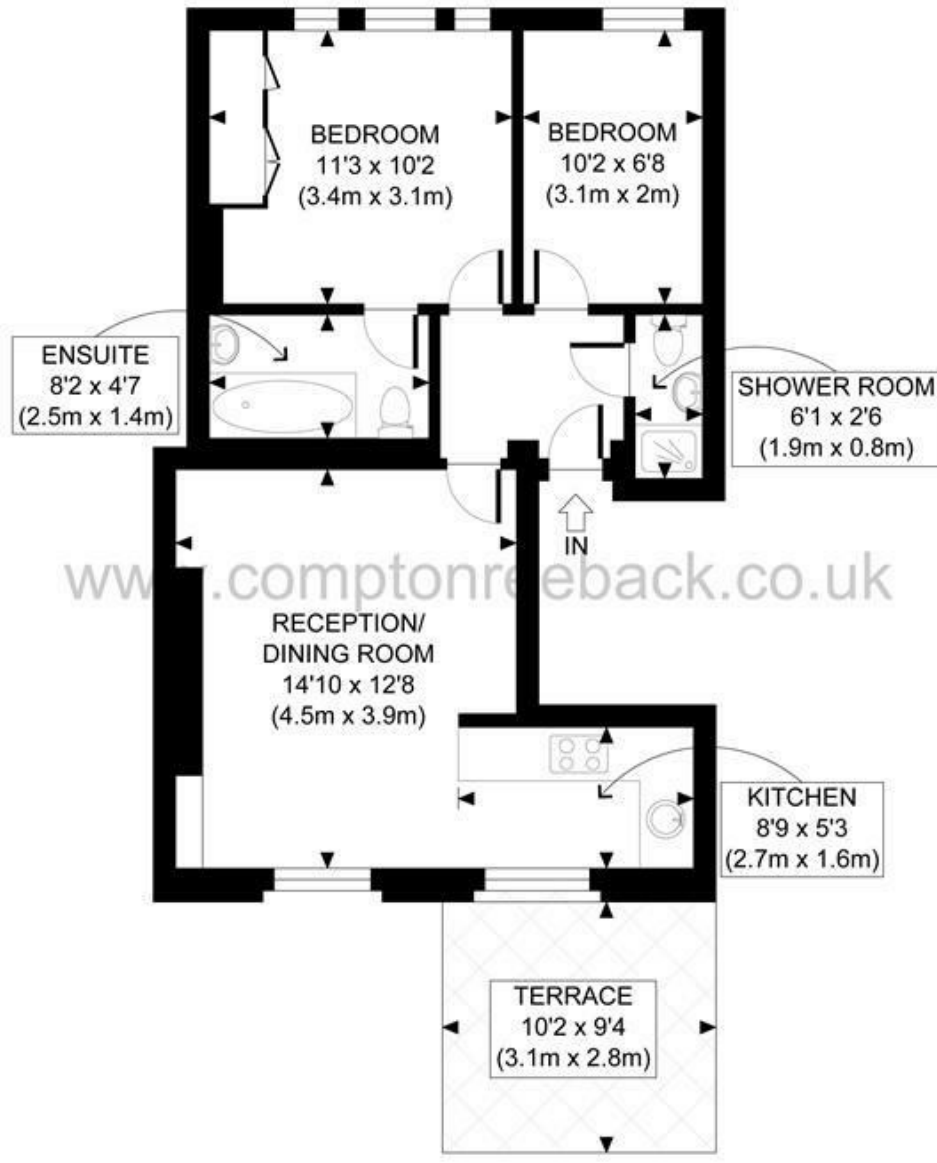


View




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 521 SQ FT**



<p>APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Elgin Avenue</p>
	<p>date 11/05/22</p>
	<p>photoplan </p>

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk