



## Elgin Mansions, Elgin Avenue, London W9

**£4,000 PCM / £3,250.00 Per Calander Month**

Situated on the second floor in one of the most sought after mansion blocks in Maida Vale is this absolutely stunning bright and airy newly refurbished flat. The property comprises of two bedrooms with the master room boasting a beautiful en-suite 3 piece fully tiled bathroom as well as a walk in wardrobe and a balcony, a fully fitted open plan eat in kitchen with modern fixtures and fittings, living room with working fireplace and a tiled shower room. The flat also benefits from wood flooring and wonderful high ceilings throughout, a private balcony from the second bedroom, fantastic storage and well-manicured communal gardens. Elgin Avenue is an attractive tree lined street moments away from the open spaces of Paddington Recreation Ground and within easy reach of the a wide selection of shops, cafes and restaurants in Maida Vale as well as Maida Vale Underground Station (Bakerloo Line) being a short walk away. 2025. EPC RATING D. Council tax band F.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1015 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1015 SQ FT / 94 SQM

Ref:

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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

## MAIDA VALE

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