



Elgin Avenue, Maida Vale, W9 £3,500 Per Month Furnished/unfurnished

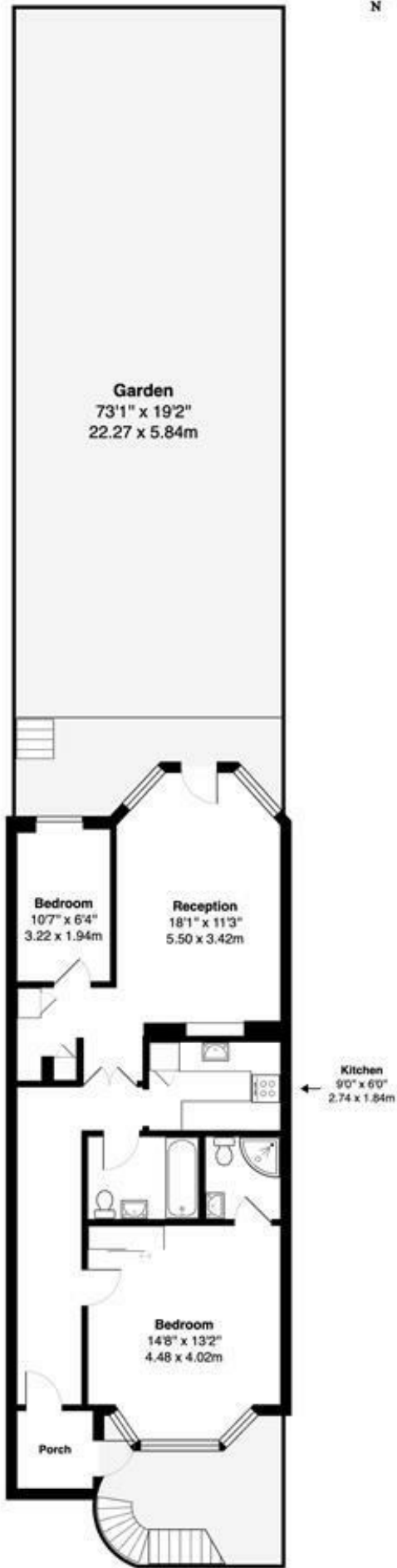
Just undergone complete refurbishment this wonderful garden apartment in the heart of Maida Vale, truly is a must-see.

Accessed via a private entrance the property offers a very bright and spacious reception with wooden floors, and patio doors to a private 70ft rear garden, a newly fitted high-end kitchen, a principal bedroom with bay window and shower room en-suite, a second bedroom and a family bathroom.

The property offers ample storage and has been very well-designed to create a bright airy living space.

The apartment's location is ideal, being only moments from the numerous pavement cafes and stores on Lauderdale Road, and Padding Recreation Ground. There are ample bus links and Maida Vale Underground (Bakerloo line) is a short walk.





Elgin Avenue Maida Vale, W9

Total Gross Area: 793 ft² ... 73.7 m²

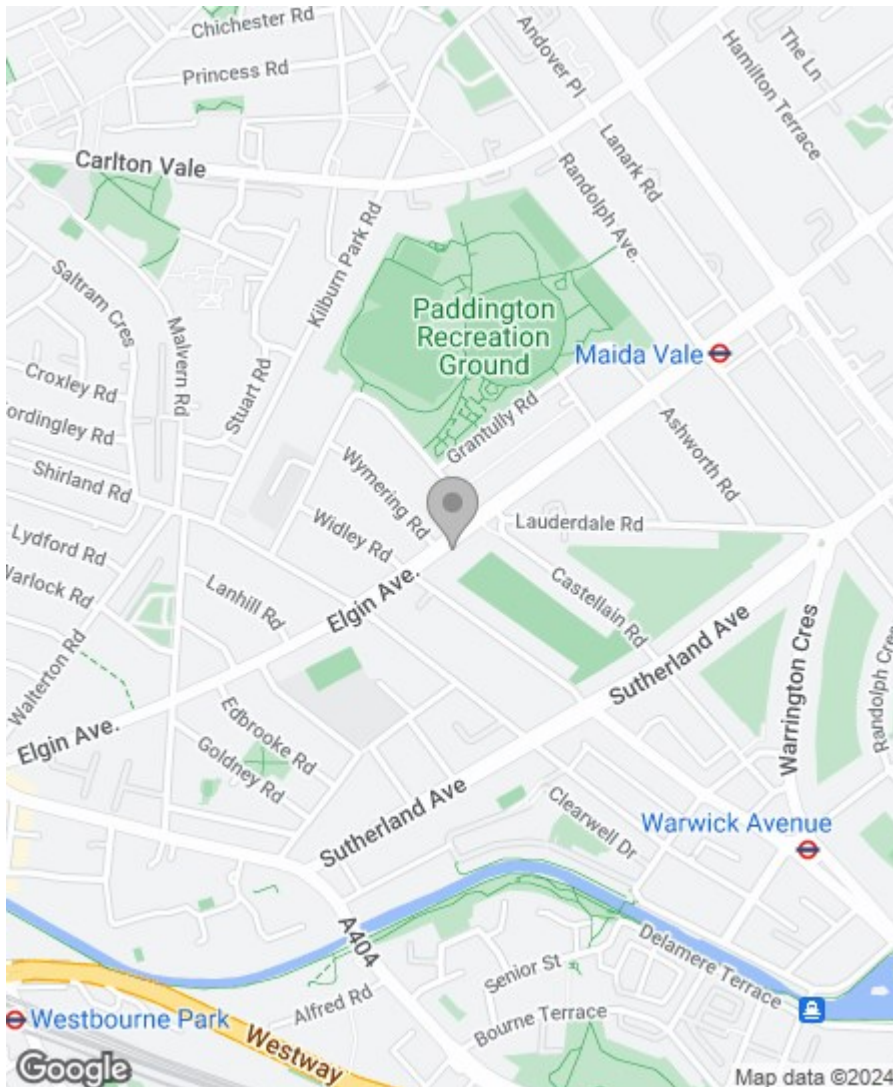
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Property Overview

Location	Maida Vale, W9
Price	£3,500 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	
Furnishing	Furnished/unfurnished

Key Features

- All brand New
- Stunning Garden
- Private entrance
- Huge private rear garden
- Redbrick Period Conversion
- 2 Bedrooms
- 2 bathroom
- Paddington Recreational Ground close
- A must see property
- Available now !



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 

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

