



# Elgin Avenue

W9

£2,600 per month  
(£600 per week)

A charming and bright one bedroom plus study apartment positioned on the third floor of a converted Victorian building.

**CHESTERTONS**



# Elgin Avenue

## W9

- One Bedroom + Study
- Large Living Space



A charming and bright one bedroom plus study apartment positioned on the third floor of a converted Victorian building.

The apartment spans approximately 535 square feet the accommodation comprises a large reception to the front, eat in kitchen, double bedroom, bathroom and lockable separate study in the second floor half landing (see floorplan).

The local area has excellent transport links from Maida Vale Station (Bakerloo Line), along with Paddington Station which is also close by for the Heathrow Express and the Elizabeth Line. Maida Vale benefits from a wide

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	66	79
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Little Venice Lettings

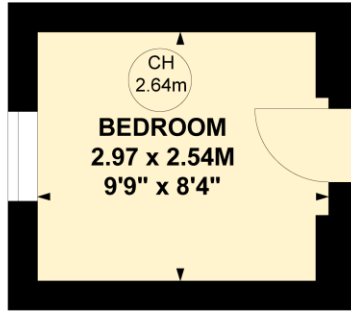
26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicelettingsusers@chestertons.co.uk  
02072662369  
chestertons.co.uk

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

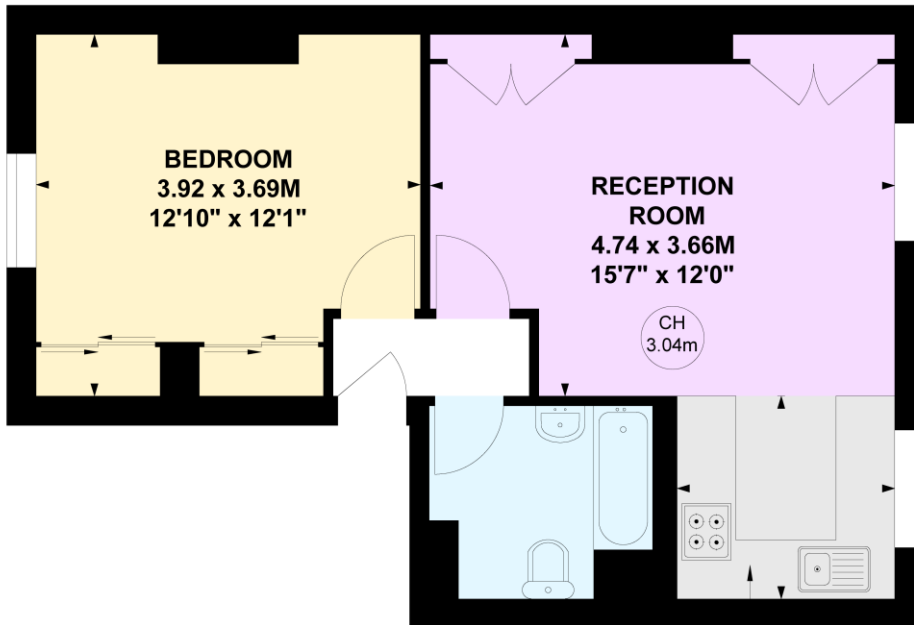
# Elgin Avenue, W9

Approximate gross internal area  
**49.52 sq m / 533 sq ft**  
**(Including Separate Bedroom)**  
**Separate Bedroom**  
**7.37 sq m / 79 sq ft**

Key :  
 CH - Ceiling Height



**Second Floor Half Landing**



**Third Floor**

**KITCHEN**  
 2.22 x 2.10M  
 7'3" x 6'11"

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only