

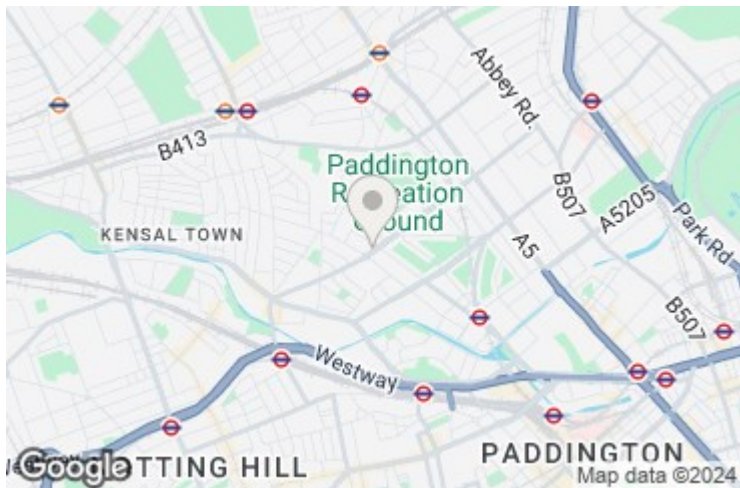


## Westside Court, London W9

**£600 Per Week**

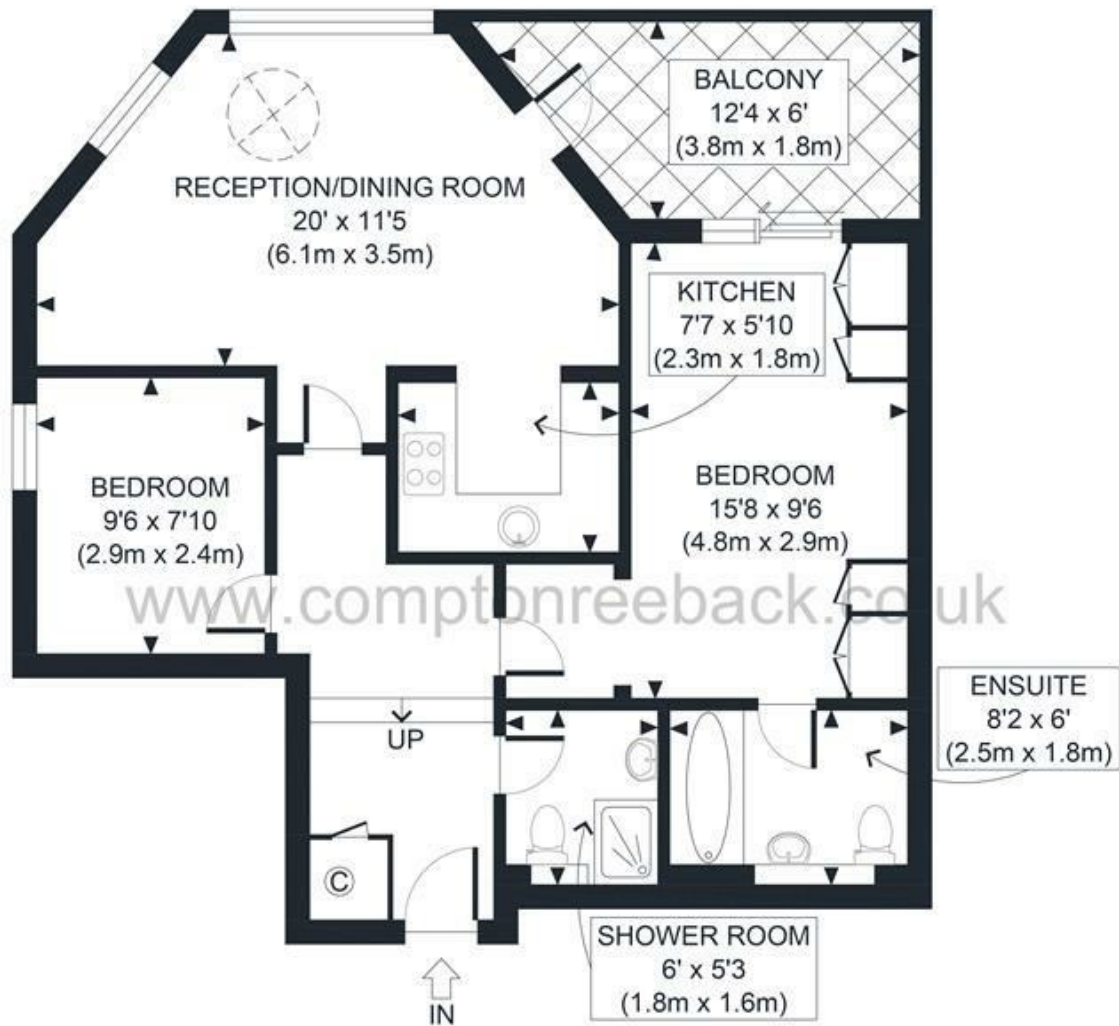
This newly redecorated two bedroom, two bathroom flat with private terrace is set in a sought-after block in the heart of Maida Vale. Set on the second floor with lift. The flat comprises two bedrooms with the master room benefiting from an en-suite bathroom as well as sliding doors leading directly out to a private terrace, a bright and airy lounge living room with semi open plan fully fitted kitchen and shower room. The flat boasts a private terrace, fitted wardrobes and access to beautifully 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 wide selection of shops, cafes and restaurants in Maida Vale as well as Maida Vale Underground Station (Bakerloo Line) being a short walk away. Offered to the market on an unfurnished basis and available end of January. EPC rating C. Council Tax band F

# Westside Court, London W9



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			
		72	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 696 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 696 SQ FT / 65 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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Est. 1995

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Directors: Brian Compton & Julian Reeback

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) = 3.29'(feet)

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