



, London W9

£3,400 Per Month

A beautifully refurbished two-bedroom, two-bathroom first-floor apartment set within an elegant period conversion on Elgin Avenue, offering luxurious living throughout.

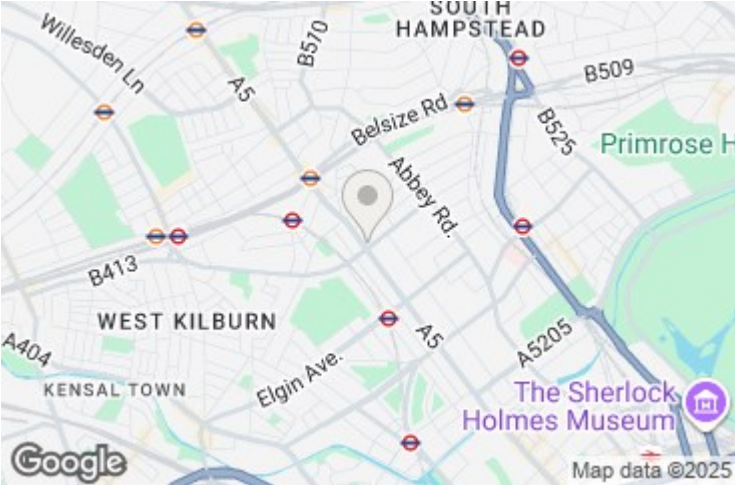
This stunning residence features a grand open-plan kitchen and reception area, enhanced by generous ceiling heights and striking bay windows that flood the space with natural light. The contemporary kitchen is fully integrated with premium appliances, designed for both functionality and style.

High-quality wood flooring runs seamlessly throughout the apartment, leading to a spacious principal bedroom complete with an en-suite shower room. The second bedroom benefits from the same impressive ceiling height and includes access to a mezzanine level, ideal for use as a studio, additional living space, or guest accommodation all while comfortably fitting a double bed. A well-appointed family bathroom completes the layout.

Located in the heart of Maida Vale, the property enjoys excellent transport links with Maida Vale Station (Bakerloo Line) just a 10-minute walk away.

Thoughtfully designed with attention to detail, the apartment also features electric blinds, bespoke shutters, and touch-activated lighting in the bathroom cabinetry.

Available from early September. Offered Unfurnished.
EPC Rating: D | Council Tax: Westminster Band E



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 779 SQ FT/ 72 SQM

PROPERTY PHOTO PLANS^{CO.UK}

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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