



, London W9

£2,800 Per Month

Property Available for the following dates only: 1st November 2025 - 31st August 2026.

Included in rent: Council tax costs, Water rates, Wi-Fi, Weekly Cleaner (2h).

A spacious and bright 2 bedroom, 2 bathroom first floor apartment within this beautiful period conversion building. The apartment further comprises a fitted kitchen adjoining a wonderful 23' reception room with bay window and high ceilings, main bedroom with en-suite shower, contemporary fitted bathroom, second bedroom with door to balcony, the apartment also has wood flooring and high ceilings throughout. This fine apartment is located within a short distance of shops and cafes along Lauderdale Parade and Castellain Road, the open spaces of Paddington recreation ground with its sports facilities and Maida Vale (Bakerloo) underground station.

Available from 1st October 2025. Offered Furnished
EPC Rating: C | Council Tax: Westminster Band E

Reception:



Bedroom 2:



Kitchen:



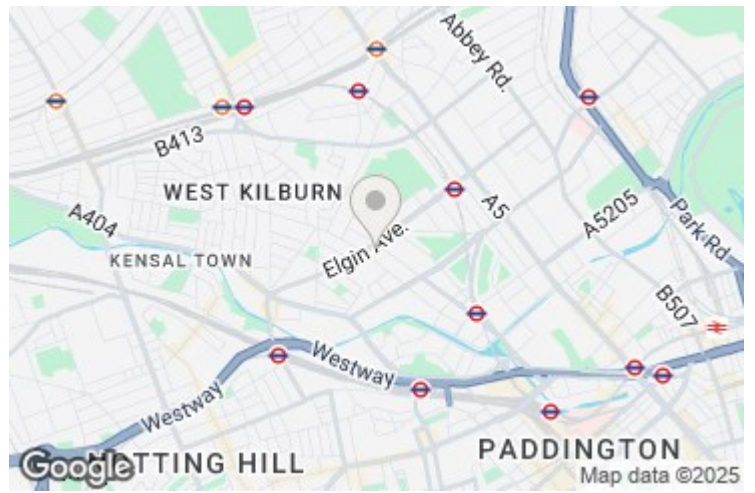
Bathroom:

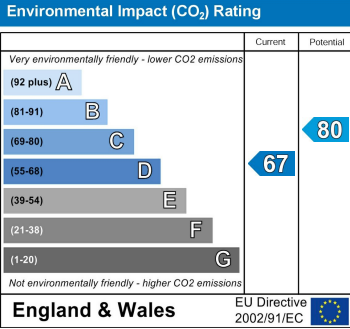
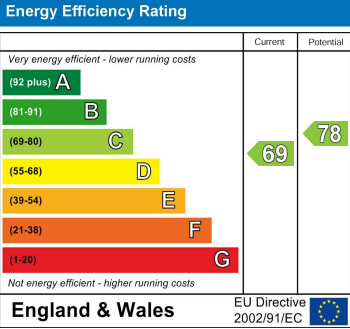


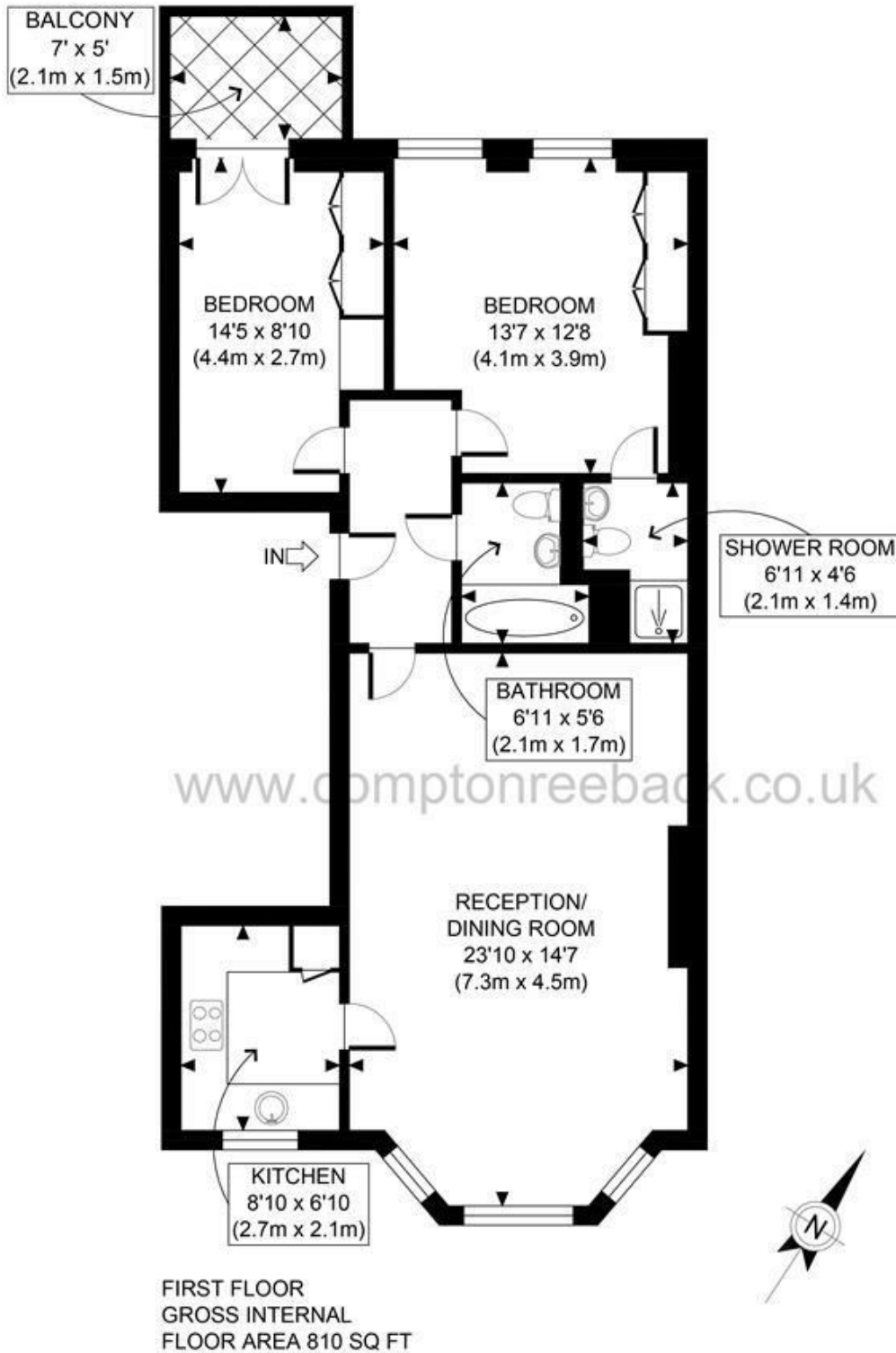
Bedroom 1:



Exterior:







APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT / 75 SQM	
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	
Elgin Ave W9	
date	18/08/20
photoplan 	

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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) = 3.28' (feet)