



## Elgin Avenue, Maida Vale W9

**£3,000 Per Month**

A Beautifully presented first floor two bedroom, two bathroom apartment positioned within this period building located on the ever popular Elgin Avenue. The flat boasts master bedroom with en-suite shower room, second 'double' bedroom/study with built-in bookcases and storage, modern family bathroom, spacious reception room with stylish open planned kitchen with island and dining counter top, the apartment also benefits from a private 'south aspect' balcony / terrace, wood flooring and high ceilings. Elgin Avenue is ideally located close to Maida Vale Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line.

Available: 6th February 2026 | Offered: Unfurnished  
EPC Rating: C | Council Tax: Westminster Band E

# Elgin Avenue, Maida Vale W9

## Reception room



## Bedroom 2



## Open plan kitchen



## Bathroom



## Bedroom 1



## En suite shower

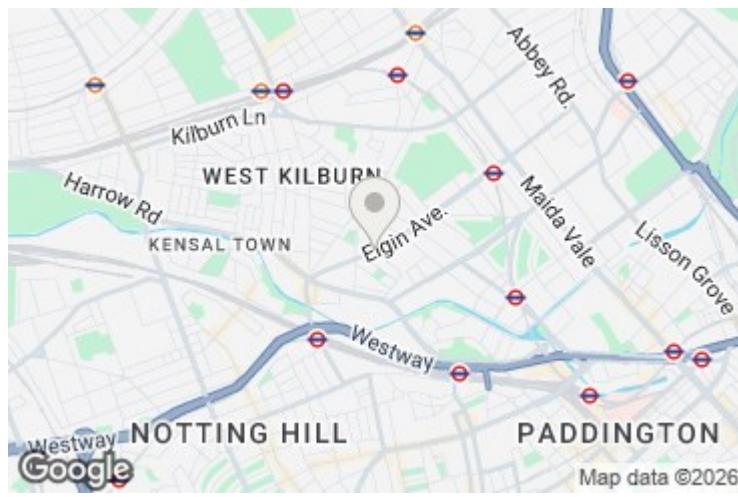


# Elgin Avenue, Maida Vale W9

## Balcony / Terrace



## Exterior



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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 660 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 660 SQ FT/ 61 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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Est. 1995

Registered Name: Compton Reebek, Limited Registration Number: 6880098

Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reebek

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) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)