



Elgin Avenue, London W9

£2,850 Per Month

Compton Reeback are delighted to present this charming two-bedroom garden apartment, perfectly timed for the arrival of spring.

The property features two generously sized double bedrooms, each offering direct access to an exceptionally large private garden. The apartment further benefits from a spacious reception room, a fully fitted kitchen, a family bathroom complete with both bath and separate shower, an additional guest cloakroom, private entrance and wood flooring throughout.

Ideally located within easy reach of the shops and cafés of Lauderdale Parade and Castellain Road, the property is also close to the open green spaces of Paddington Recreation Ground, with its excellent sports facilities, and Maida Vale Underground Station (Bakerloo Line) for convenient transport links.

Available from 30th April 2026 | Offered furnished
EPC Rating: D | Council Tax: Westminster Band F

Elgin Avenue, London W9

Reception



Bathroom



Master Bedroom



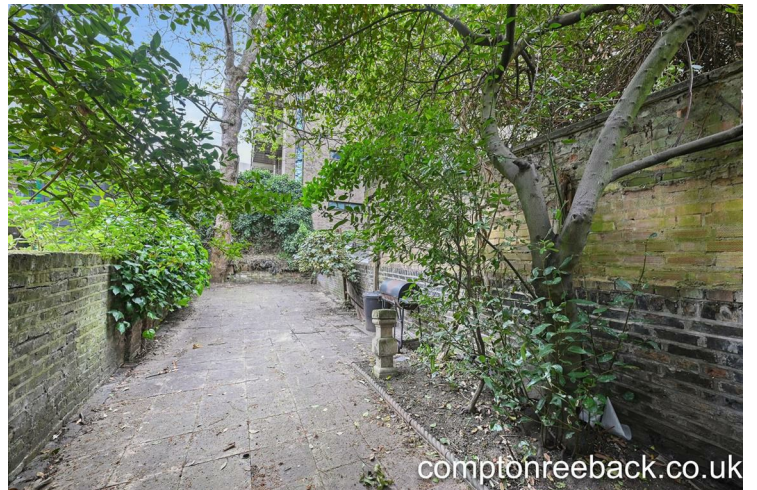
Kitchen



Second Bedroom



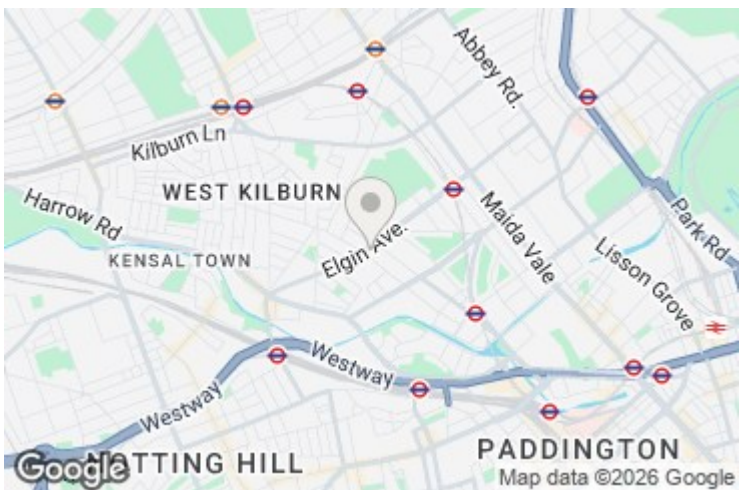
Garden 1



Garden 2

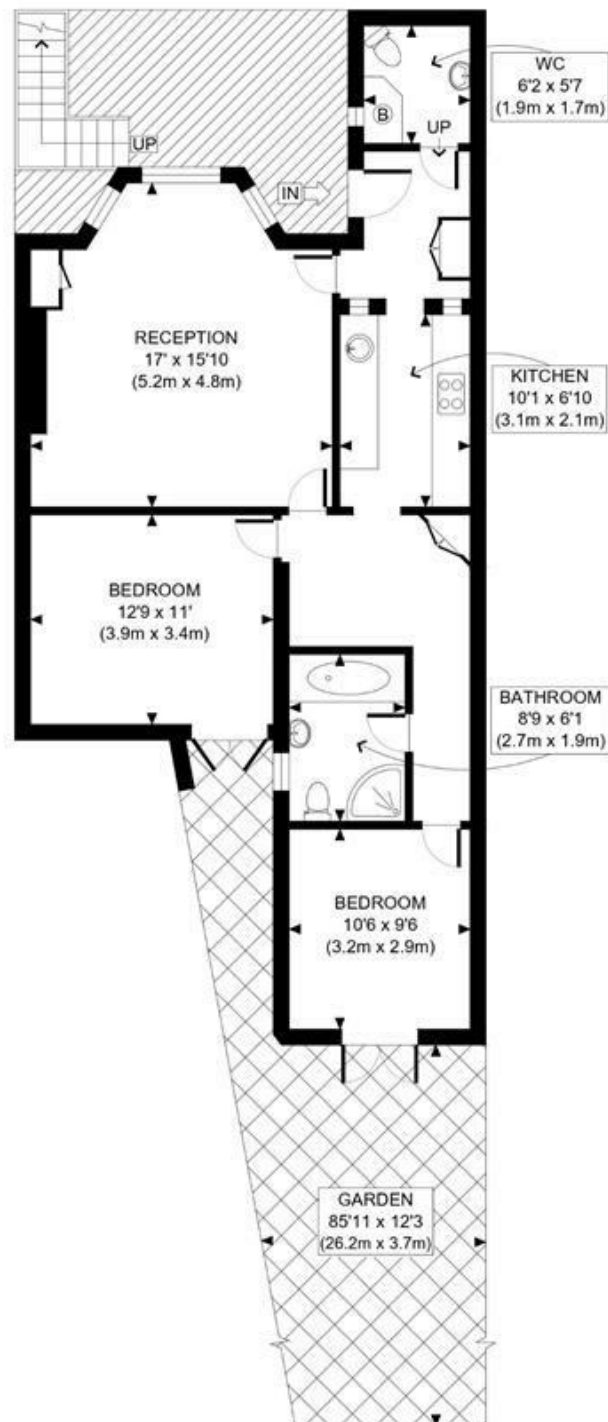


Cloakroom



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 CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 820 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 820 SQ FT/ 76 SQM



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.

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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)