



ELGIN AVENUE, LONDON, W9 £1,250 PER WEEK/£5,416.66 PER MONTH
FURNISHED, UNFURNISHED

A newly refurbished and extended garden apartment located 100 yards from Maida Vale station and 0.1 miles from the entrance of Paddington Recreational Ground. This well-proportioned 1,110 sqft property has its own entrance and has been completely renovated to a very high standard. The garden has been attractively landscaped with contemporary horizontal fence panels, patio seating area and generous lawned area. The accommodation comprises of two large double bedrooms both with attractive en suites and stylish custom wardrobes. There is a further guest WC, a separate study/dining area, separate utility room, vaults storage and a garden facing reception room.

Two Double Bedrooms | Garden | Private Entrance | Built In Wardrobes | Newly Refurbished | Consertina Patio Doors | Two En Suites | Guest Cloakroom | Study/Dining Area | Vault Storage | Wooden Floors | Separate Utility Room | Pet Friendly

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for every step...

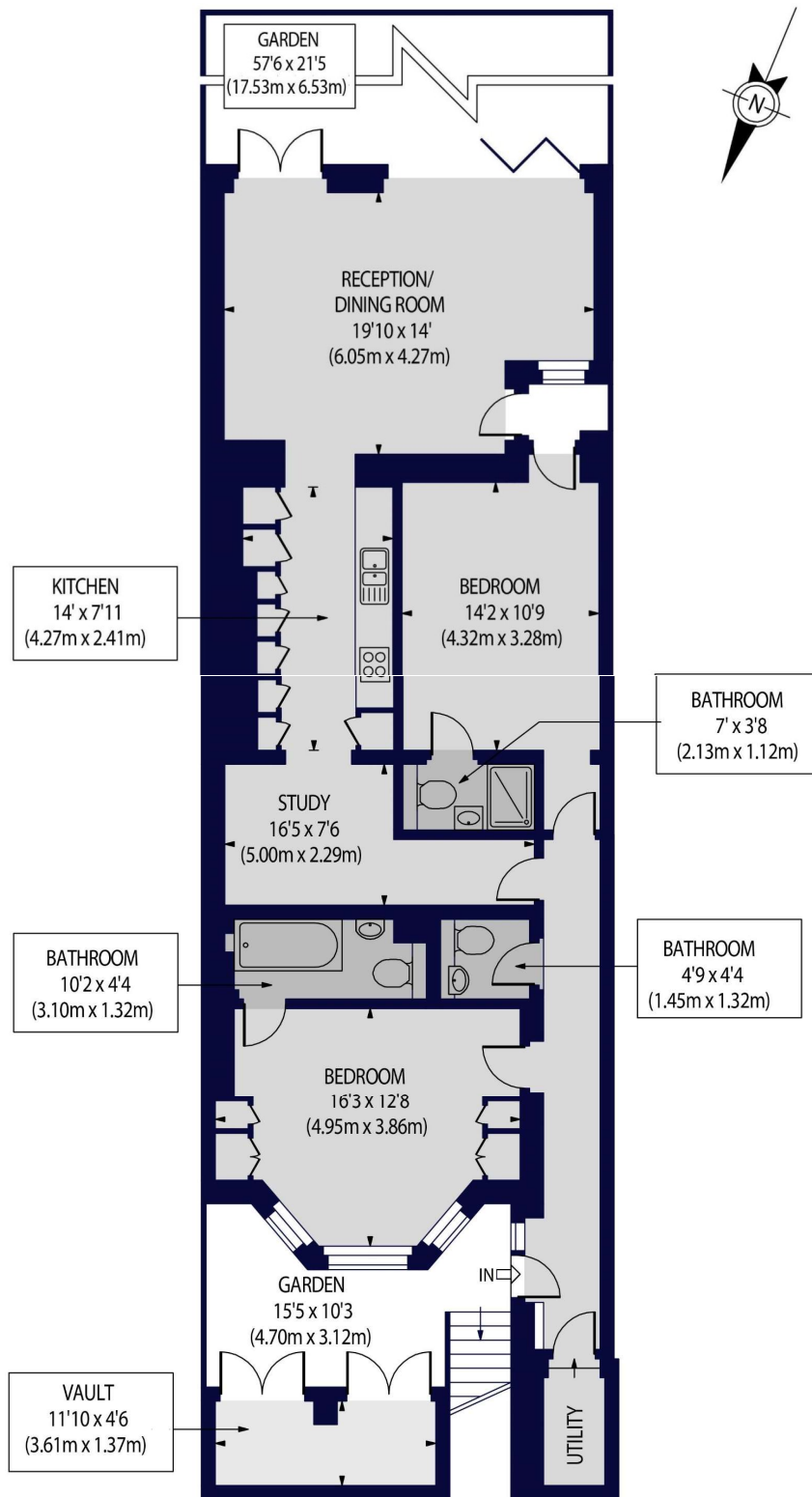
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



ELGIN AVENUE, W9 1JR

Approx. Gross Internal Floor Area 1110 sq ft. / 103 sq.m

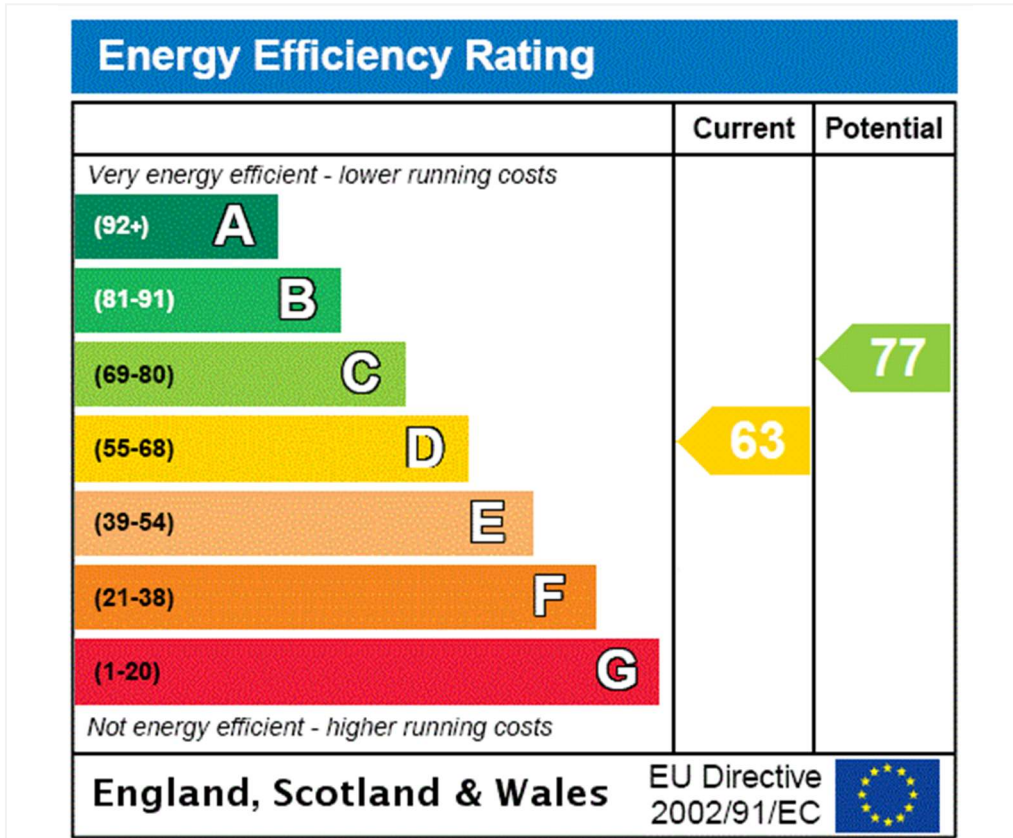
(Excluding Vault)



LOWER GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.43165
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Tenancy Deposit: £7,500.00

Holding Deposit: 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



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