

ELGIN AVENUE, W9 £4,350 PER MONTH FURNISHED

Located in the heart of Maida Vale is this contemporary two-bedroom duplex apartment, benefitting from its own private south facing garden. This bright and spacious property comprises of a principal bedroom, double bedroom, a family bathroom and guest W/C with an open-plan kitchen/living area that leads to the rear garden. The apartment is ideally situated to local amenities on Lauderdale Parade (0.3 miles), Paddington Recreation Ground (0.2 miles) and Maida Vale Underground Station (Bakerloo line - approximately 200ft)

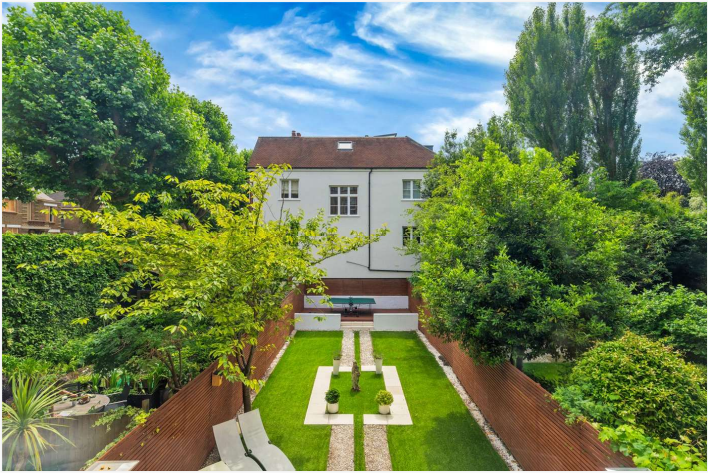
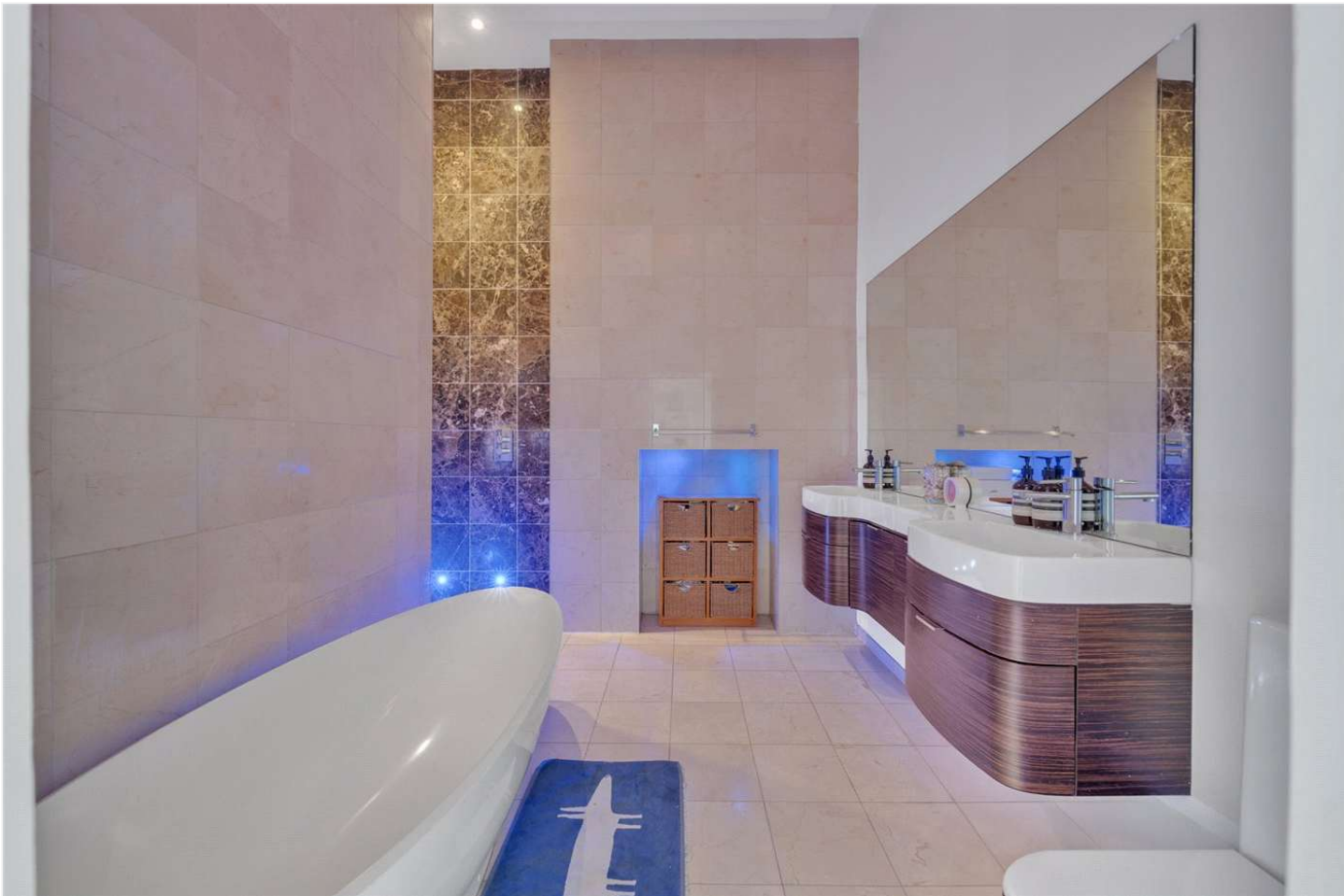
Two Bedrooms | One Bathroom | Guest WC | Reception Room/Dining Room | Private Garden

View our virtual tour here: https://youtu.be/cCvX_gIT2Tw

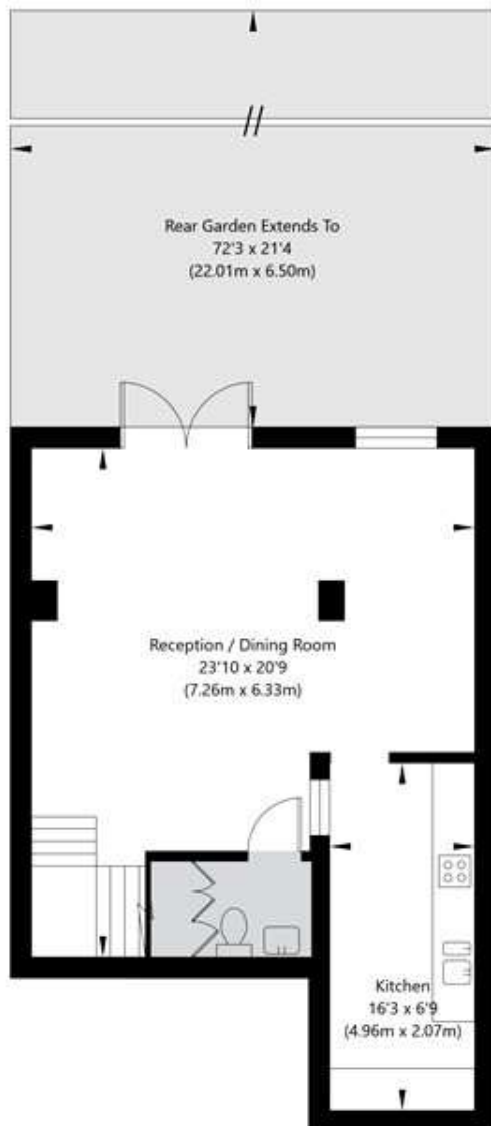
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Elgin Avenue, London W9 1JD



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 50.49 SQ M / 544 SQ FT



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 36.75 SQ M / 396 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 87.24 SQ M / 940 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £6,023.08

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 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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