



## ELGIN AVENUE, LONDON, W9 £5,000 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

**Winkworth**

for every step...

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



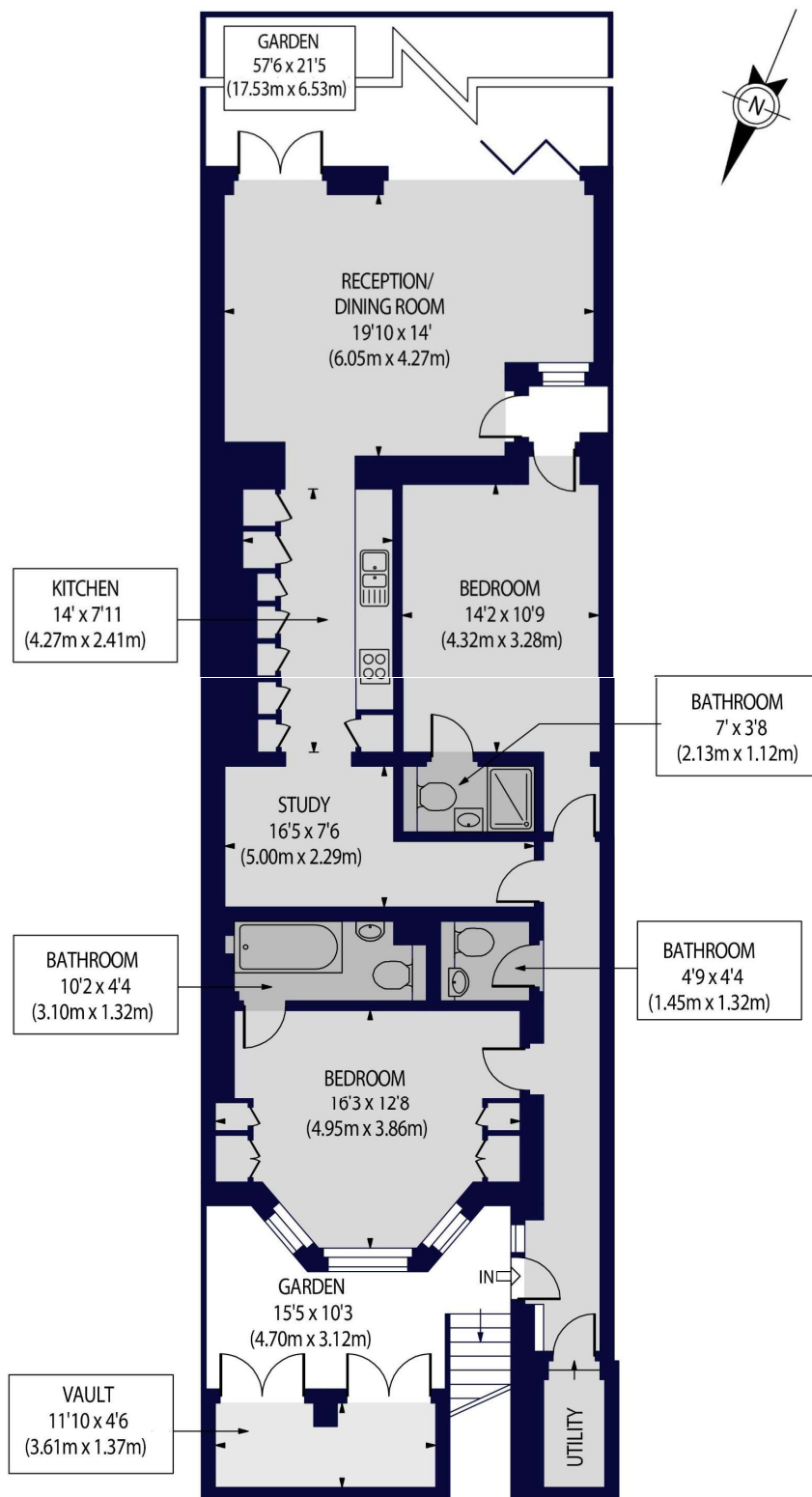




## ELGIN AVENUE, W9 1JR

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](http://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.

**Winkworth**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £6,923.08

**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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

**Maida Vale** | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |  
maidavale@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk/maida-vale*

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.