



### Elgin Avenue, Maida Vale, W9

**£2,650 Per Week**

A bright and airy first floor two bedroom apartment set within this red brick period conversion apartment. The apartment further comprises a good sized reception room with high ceilings, feature fireplace, fitted kitchen, and newly fitted bathroom and independent central heating. The property is conveniently located close to all amenities including shops, cafes and restaurants along Lauderdale Parade, Paddington recreation ground and is also equidistant from Maida Vale and Warwick Avenue ( Bakerloo line ) Underground Station.

Available: 1st April 2026 | Offered: Unfurnished  
EPC Rating: D | Council Tax: Westminster Band D

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## Reception room:

10'9 x 11'11 (3.28m x 3.63m )



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## Bedroom 2:

14'2 x 6'6 (4.32m x 1.98m )



[www.comptonreeback.co.uk](http://www.comptonreeback.co.uk)

## Kitchen:

7'6 x 6'6 (2.29m x 1.98m )



[www.comptonreeback.co.uk](http://www.comptonreeback.co.uk)

## Bathroom:



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## Bedroom 1:

14'3 x 12' (4.34m x 3.66m )



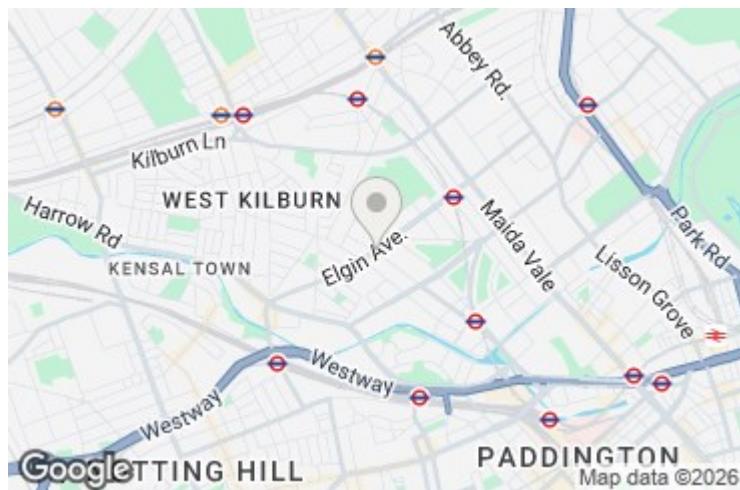
[www.comptonreeback.co.uk](http://www.comptonreeback.co.uk)

## Outside:



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# Elgin Avenue, Maida Vale, W9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

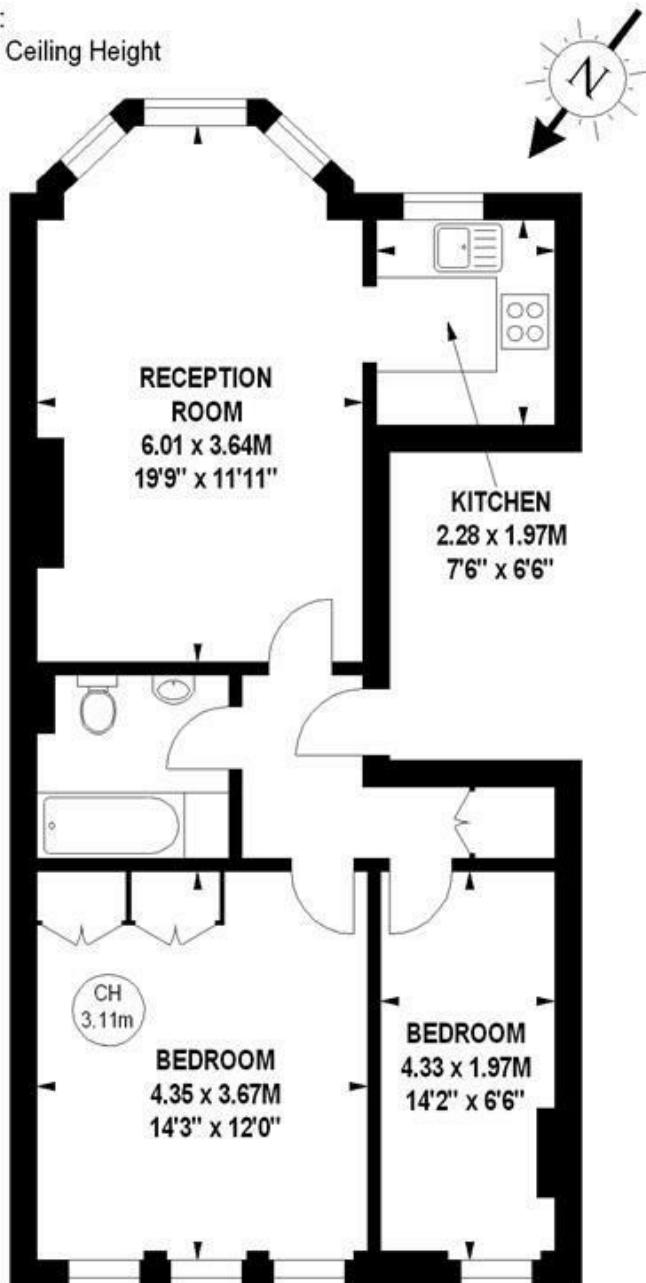
# Elgin Avenue, W9

Approximate gross internal area

61.22 sq m / 659 sq ft

Key :

CH - Ceiling Height



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Est. 1995

Registered Name: Compton Reebuck Limited Registration Number: 6880098

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

Directors: Brian Compton & Julian Reebuck

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