



Elgin Avenue, Maida Vale, London, W9 .| £1,050,000

- Three Bed, Three Bath
- Split-Level
- Abundance of Outside Space
- Walk-in Wardrobe

- Bright & Airy
- Close to Little Venice, Westbourne Grove & Notting Hill.

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Presenting this incredible, three bed, three bath, split-level apartment with an abundance of outside space. Comprising of a large, open-plan reception and kitchen with doors leading through to the amazing private garden space: Three large double bedrooms, two boasting en-suite bathrooms and the master offering a large walk-in wardrobe: separate shower room and finally the benefit of a second courtyard, located on the lower-ground floor.

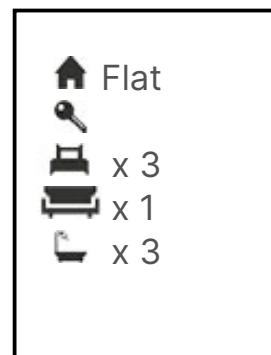
Close to Little Venice, Westbourne Grove & Notting Hill.



Oliver Kent

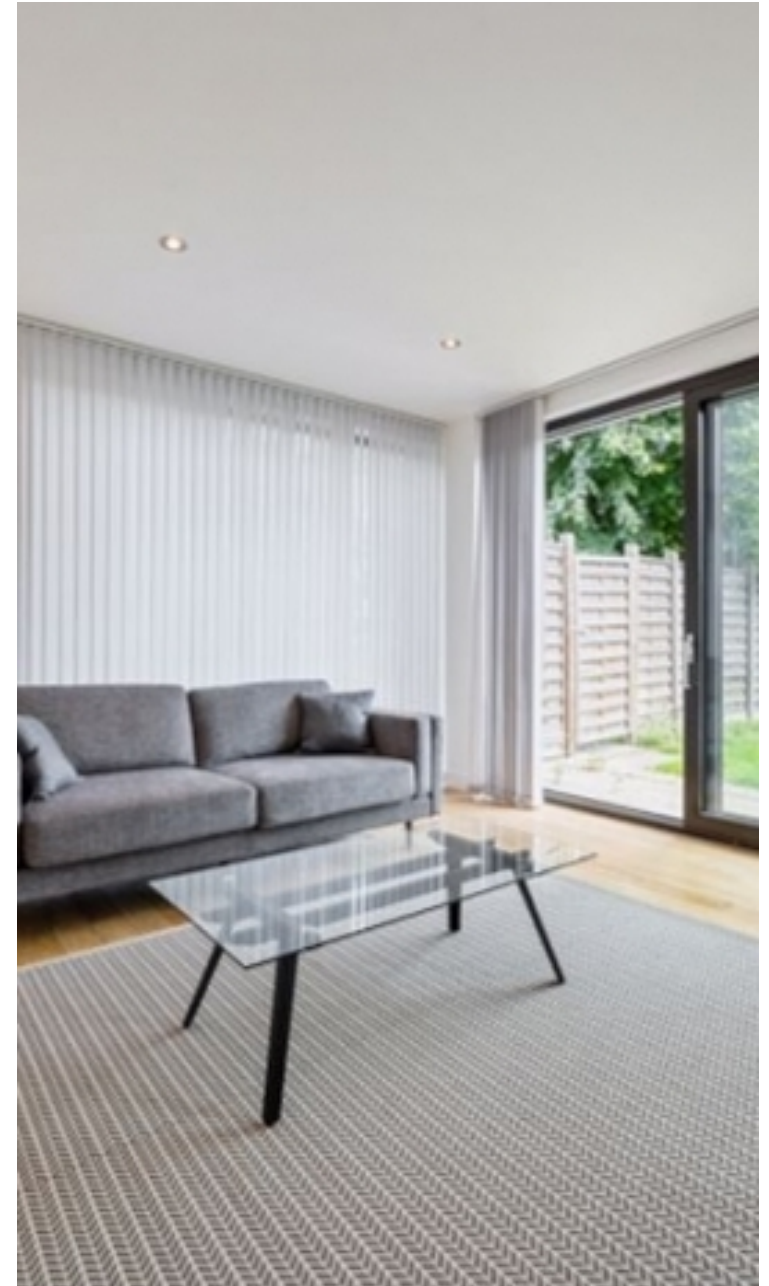
✉ [oliver.kent@vitaproperties.uk](mailto:oliver.kent@vitaproperties.uk)

☎ +4477 7274 0351



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

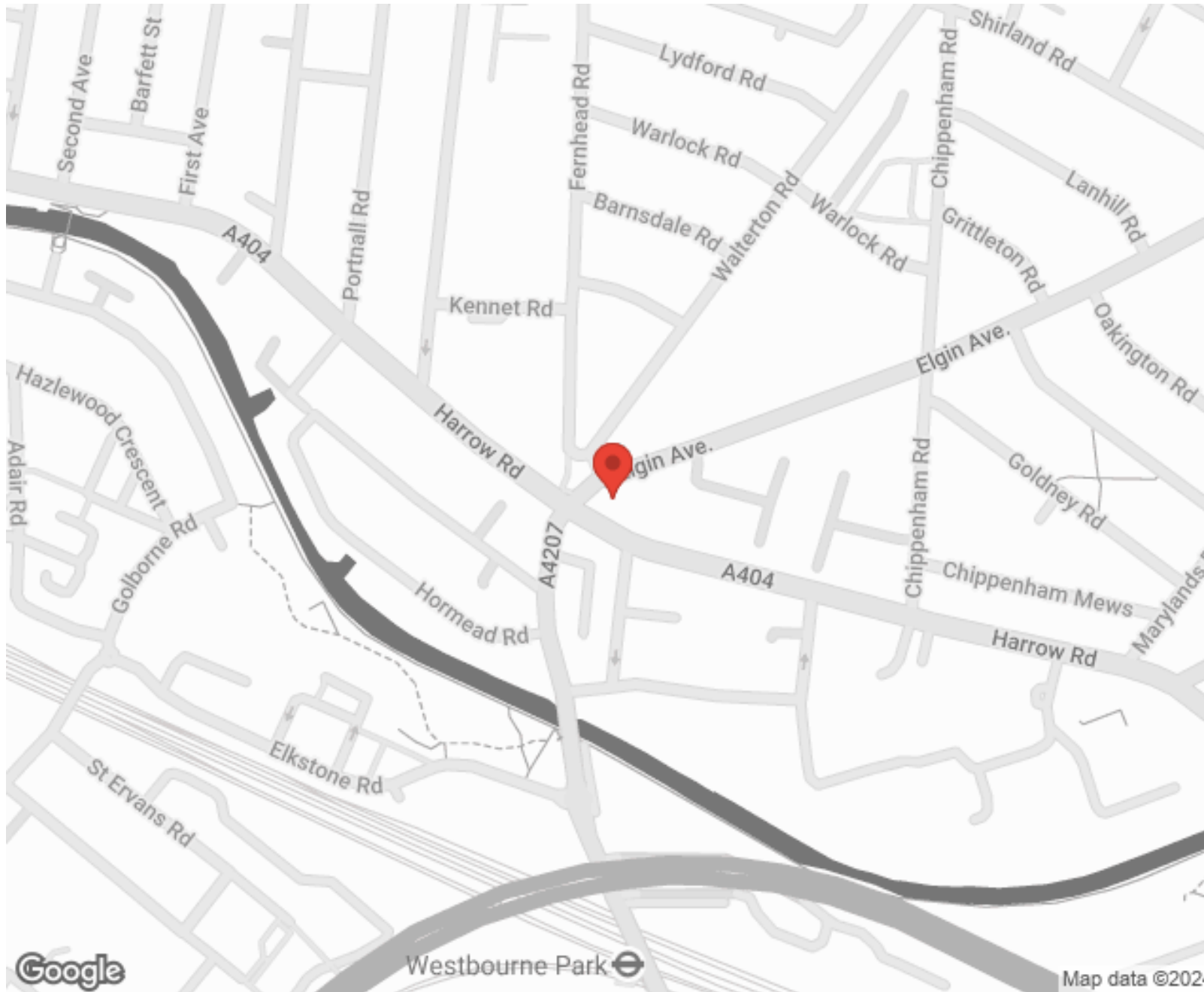
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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4.9 Stars | 132 Reviews

Find us on social media

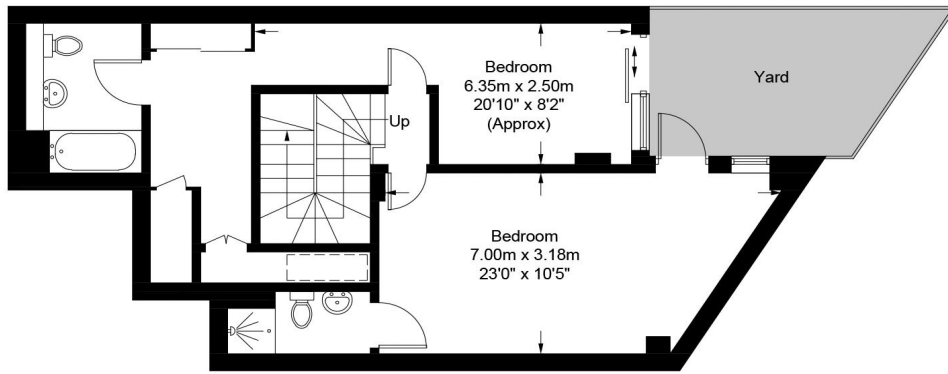
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# Elgin Avenue, W9

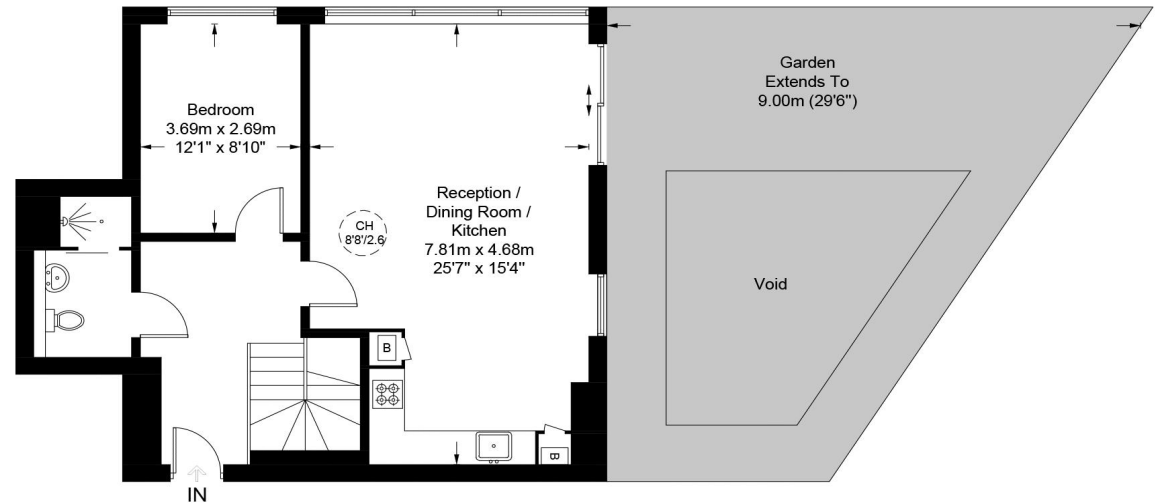
Approximate Gross Internal Area = 1303 sq ft / 121.1 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 9 sq ft / 0.8 sq m  
Total = 1312 sq ft / 121.9 sq m



 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID781384)