



## **RUSSELL SIMPSON**

Spacious four-bedroom flat with  
roof terraces and communal garden  
access to rent

EUROPA HOUSE  
MAIDA VALE W9

Europa House

£5,902 P/W

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>2,359 <small>SQ FT</small></div> <div>219 <small>SQM</small></div>	<div>OUTDOOR</div> <div>817 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>Westminster City, G</div>



## The Property

Large lateral flat with bright interiors on a street of stucco townhouses near Maida Vale station

Three French doors lead onto two different terraces, creating a double aspect and filling the space with southerly light.

## Indoor Spaces

Entering the flat on the fourth floor, the front hall leads into a spacious reception room running the width of the property. This includes an open-plan kitchen with an island breakfast bar, as well as separate dining and seating areas.







## The Bedrooms

The property also contains four bedrooms. Two of the bedrooms have ensuite bathrooms and terrace access. The other two bedrooms have separate bathrooms, and all of them contain inbuilt wardrobes.

The flat offers a study and considerable storage space in the corridors. It is decorated in a restrained contemporary style, adding to the sense of brightness and space. It also features wooden floors throughout and is presented in very good condition.

Please note prices are subject to VAT. This drops from 20% to 4% after 28 nights.







## Outdoor Spaces

In addition, residents have access to a spacious shared garden with lawns, gravel paths and a playground.







## The Neighbourhood

The flat is part of an impressive apartment building in the neoclassical style, which offers both porter and lift, along with high speed wireless broadband, 24 hour CCTV, high quality linen, welcome provisions on arrival and a housekeeping service. All utilities are included.

Europa House is an end-of-terrace building on an attractive residential street lined with white stucco townhouses. From here, Maida Vale station is close, while the Paddington Recreation Ground is also nearby. Furthermore, the Regent's Canal is a short walk away, with its popular towpath for running and cycling.

Europa House,  
Randolph Avenue, W9

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**Approximate Internal Area**

2,359 sq ft/ 219 sq m

**Outside Area**

817 sq ft/ 76 sq m

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.





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SIMPSON**

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## Contact Us

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