



## **RUSSELL SIMPSON**

Three-bedroom penthouse flat with  
rooftop views and communal garden  
access to rent

EUROPA HOUSE  
MAIDA VALE W9

Europa House

£3,827 P/W

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,566 <small>SQ FT</small></div> <div>145 <small>SQM</small></div>	<div>OUTDOOR</div> <div>383 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>Westminster City, H</div>







## The Property

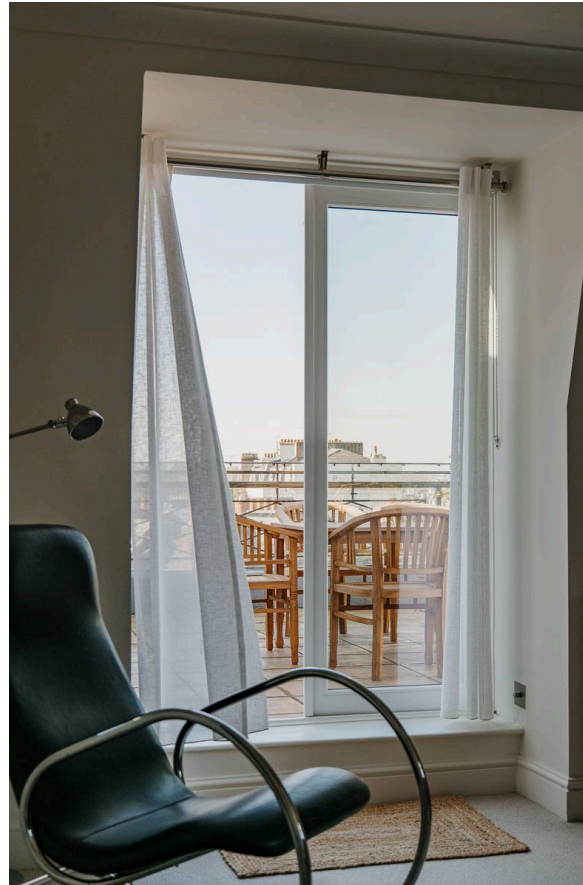
Spacious flat with two terraces and beautiful interiors close to Maida Vale station

Stepping into the flat on the fifth floor, the entrance hall flows through to a generous reception room. As well as space for separate dining and seating areas, two French doors open onto the terrace and fill this space with light. Next door is a convenient kitchen with fitted units and its own terrace access.



## The Design

The flat is decorated in a calm contemporary style that maximises the sense of light and space. It is presented in very good condition.







## The Bedrooms

The flat also features three bedrooms. The largest bedroom has a dressing room, an ensuite bathroom and French doors opening onto a terrace. The other two bedrooms share a bathroom with a bath. A guest WC and additional storage space complete this property.







## Outdoor Spaces

The flat includes a pair of paved terraces with enough space for outdoor seating and exceptional rooftop views. In addition, residents have access to a spacious shared garden with lawns, gravel paths and a playground.

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







## 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**

1566 sq ft/ 146 sq m

**Including limited use area**

13 sq ft/ 1 sq m

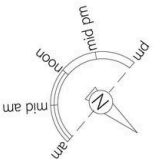
**Outside Area**

384 sq ft/ 36 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.



Reduced head height below 1.5m



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## Contact Us

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