

## **RUSSELL SIMPSON**

Recently refurbished three-bedroom  
house with off-street parking and  
canal views to rent

THE COACH HOUSE  
MAIDA VALE & LITTLE VENICE W2

# The Coach House

# Let

BEDROOMS 3	INTERNAL 2,011 SQ FT	OUTDOOR 2,486 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 2	186 SQM	EPC D	COUNCIL TAX Westminster City, H

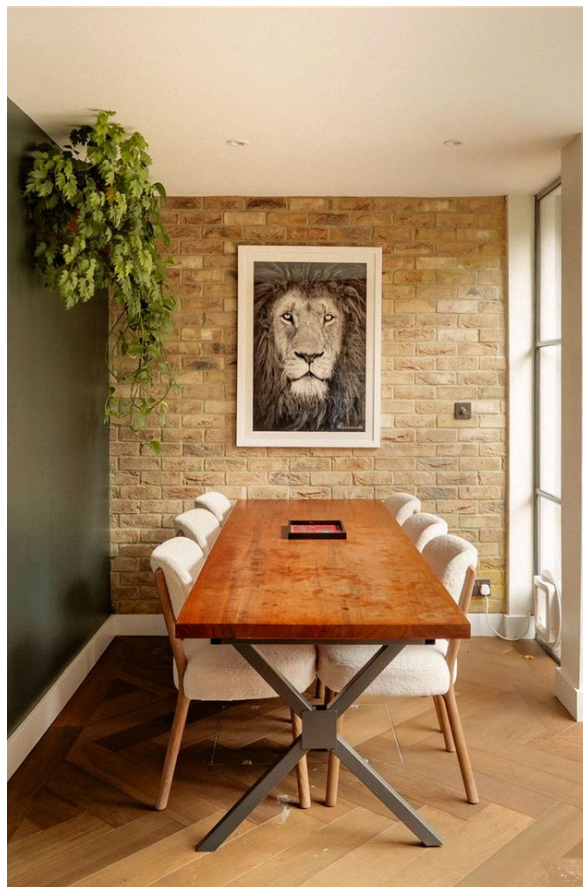
# The Property

Beautiful and stylish family home with light-filled rooms and an unusually long south-facing garden



## Indoor Spaces

Entering the house on the ground floor, the front hall flows through to an attractive open-plan kitchen. As well as a central island breakfast bar with a marble worktop, this room features both sitting and a dining areas. Furthermore, double French doors open onto the garden and fill this space with light.





## The Reception Room

The first floor is entirely occupied by a generous reception room. This includes a seating area surrounding a contemporary fireplace, a study and a French door opening onto the rear terrace.



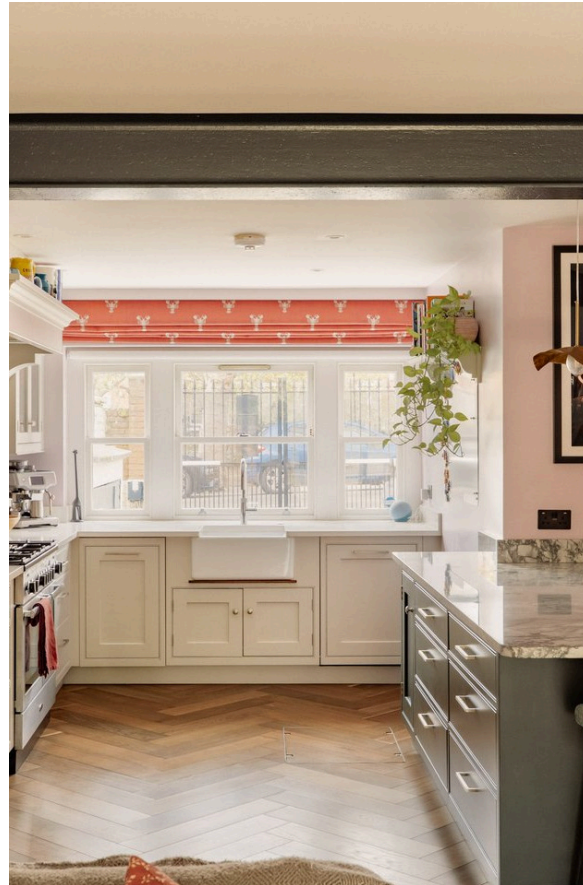
## The Bedrooms

The second floor offers a pair of bedrooms, sharing a bathroom. Meanwhile, the third floor is entirely occupied by the principal bedroom suite. This includes a well-proportioned bathroom with both shower and bath and a sliding French doors opening onto the top-floor terrace.



## The Design

The recently refurbished property is decorated in a colourful contemporary style. Its stylish interiors are presented in excellent condition, with underfloor heating on the ground floor giving added comfort.



## Outdoor Spaces

The house offers an unusually long south-east facing garden. It includes a paved area for outdoor dining, a long lawn, planted borders and a garden shed. There is also a front garden that gives off-street parking and added privacy from the street. Finally, there are two rear terraces with garden views and space for seating.





## The Neighbourhood

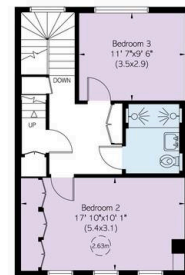
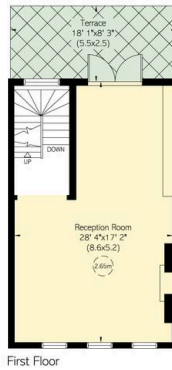
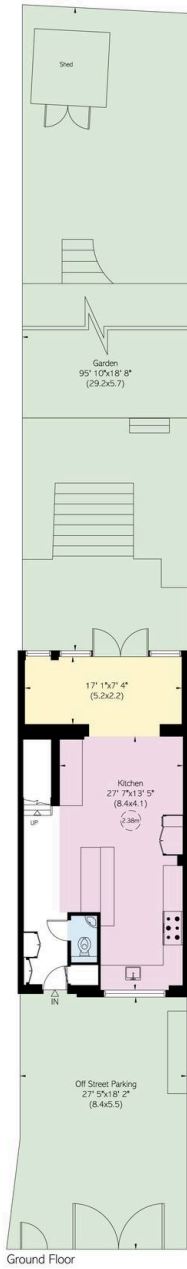
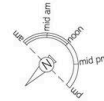
Maida Avenue is an attractive and sought-after street overlooking a branch of the Regent's Canal. From here, Maida Vale station is close, while the Paddington Recreation Ground is also nearby. Furthermore, the neighbourhood's many restaurants, pubs and independent shops are within easy reach.

Coach House,  
Maida Avenue, W<sub>2</sub>

**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
2,001 sq ft / 187 sq m  
**Outside Area**  
4,856sq ft / 451 sq m

This plan is for layout guidance only. Not drawn to scale or from actual. Windows and floor coverings 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.



First Floor

Second Floor

THIRD FLOOR

Ground Floor

**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)