



Greenvale House

An exceptional development
of six luxury apartments
in the heart of Maida Vale

65-67 Elgin Avenue
Maida Vale
W9



About Greenvale House

Greenvale House is a beautiful white Edwardian building that has undergone an extensive refurbishment program to provide 6 luxury apartments in the heart of Maida Vale comprising 3 duplex and 3 lateral apartments.

The development consists of two contemporary 2 and 3 bedroom garden apartments arranged on the ground and lower ground levels, three elegant lateral 2 bedroom apartments on the ground, first and second floors and a superb duplex penthouse 3 bedroom apartment on the top floors.

Greenvale house has undergone a major restoration project which has taken nearly 2 years to complete. It has been skilfully converted to

provide attractive and modern living accommodation which feature well lit rooms with high ceilings and generous proportions. There is a stunning landscaped garden as you approach the main entrance and a generous hallway and common areas that preserve the period feel of the building. The garden apartments have a mix of outdoor areas with various patio and stunning garden spaces that can be enjoyed all year round.



The Apartments

The apartments are newly built behind the existing facades and provide contemporary living in a prestigious and characterful tree lined avenue.

Each apartment has been designed to the highest specifications to meet the new owner's exacting requirements. The apartments are elegant and spacious. Natural light and outside space has been maximised by thoughtful design. The garden areas and entrance to the property have been skillfully landscaped.

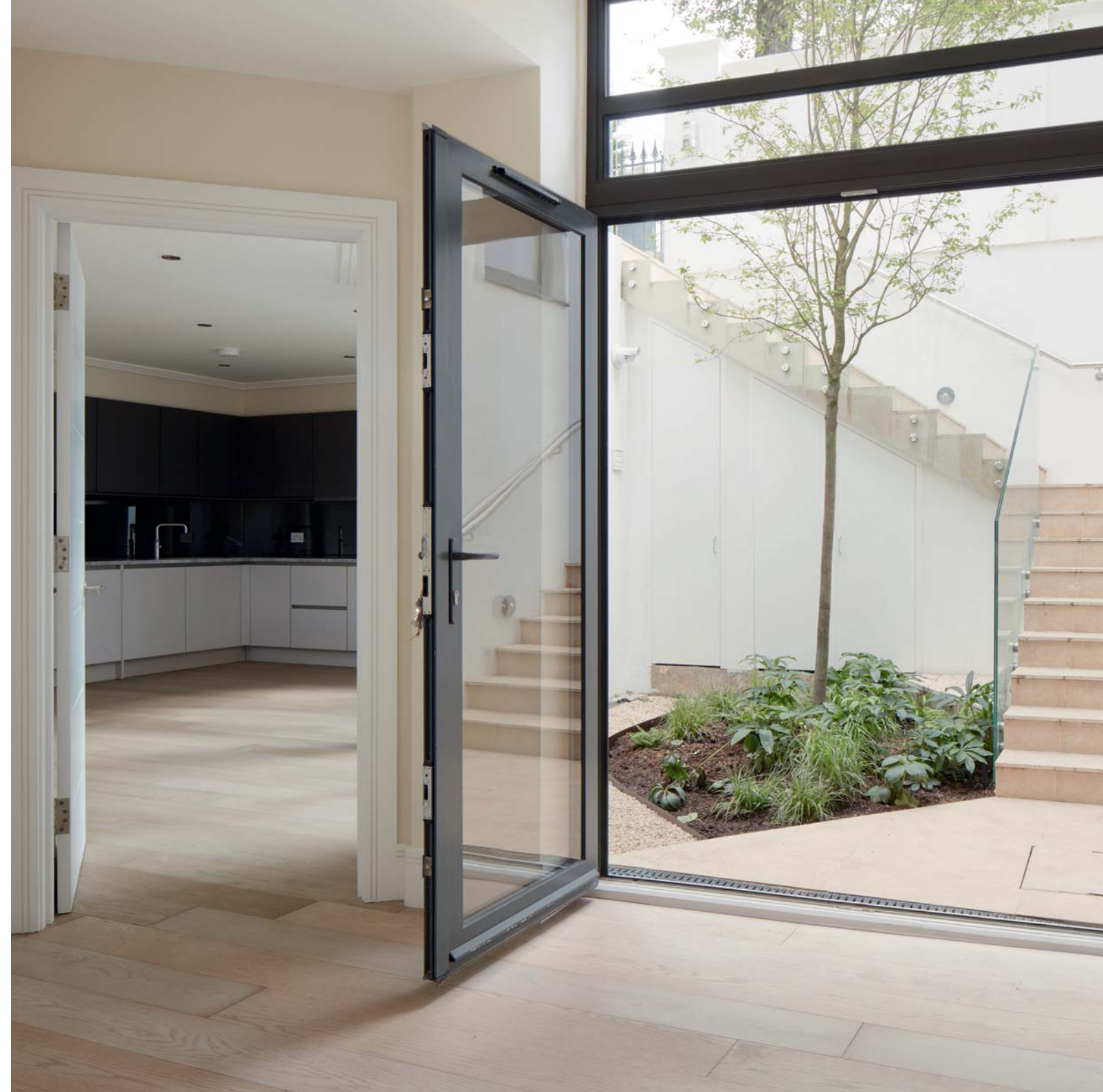
All apartments are being offered for sale on a long leasehold basis (999 years), together with a share in the Management Company that will own the freehold.

The Garden Apartments

The Garden Apartments 1 and 2 are spacious and well laid out duplex apartments arranged on the ground and lower ground floors.

Apartment 1 is located at the front of the lower ground floor accessed via a private entrance. It has a master bedroom with en suite bathroom and further double and single/study bedrooms with a separate family bathroom. The apartment has a large open plan fully fitted kitchen, dining and reception room. It also benefits from attractive outside space with 2 garden patios.

Apartment 2 is located at the side and rear of the lower ground floor and is accessed via its own private entrance. It has a master bedroom with en suite bathroom and a further double bedroom with a separate family bathroom. The apartment has a large open plan fully fitted kitchen, dining and reception room. It also benefits from attractive outside space with a private garden consisting of 2 patios, a garden area and separate roof garden at ground floor level.





Apartments

1 & 2

101.6 m²

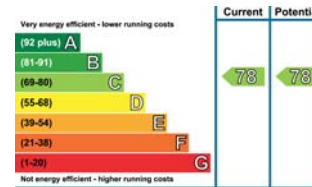
92 m²

Lower Ground Floor



Apartment 1

Apartment 2



101.6 m²

92 m²

Lower Ground Floor



Apartment 1

Apartment 2

Ground Floor



Entrance

Entrance to Apartment 2

The Lateral Apartments

Apartments 3, 4 and 5 are all attractive well planned spacious two bedroom lateral apartments located on the entire ground, first and second floors. They all have high ceilings and good natural light throughout.

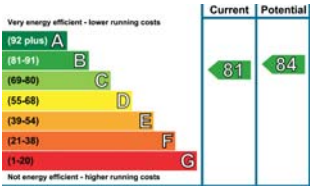
Each has a master bedroom with an en suite bathroom and a further double bedroom and separate family bathroom. The apartments feature open plan kitchen, dining and large reception rooms and some benefit from a bay window, terrace or balcony. The apartments have

pleasant aspects to the front side and rear of the property. Apartment 3 has a roof garden at ground level and the flats generally will all benefit from attractively designed landscaped gardens in the communal area at the front corner of the property.





Apartment



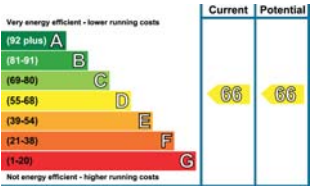
3

55.6 m²

Upper Ground Floor



Apartments

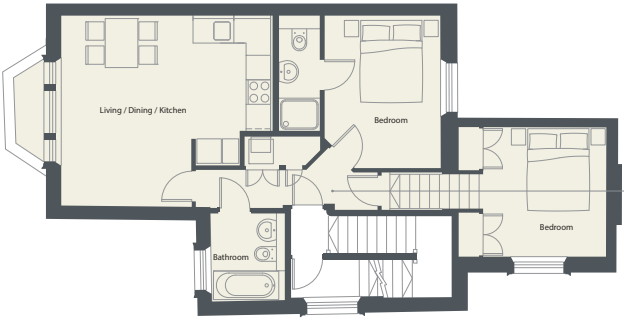


4 & 5

59.4 m²

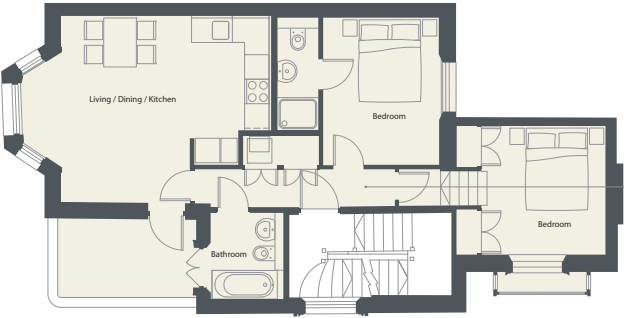
59.4 m²

Second Floor



Apartment 5

First Floor



Apartment 4

The Penthouse Duplex

Apartment 6 is an exceptional penthouse duplex apartment which occupies the entire second floor mezzanine, third and fourth floors.

It has an internal staircase and hallway, with good natural light throughout. It provides a master bedroom with an en suite bathroom and a further 2 double bedrooms and a separate family bathroom. The apartment has an open plan fully fitted kitchen/dining area and large reception room.

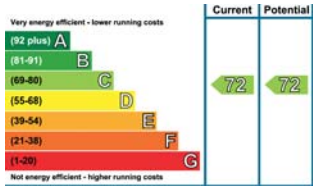




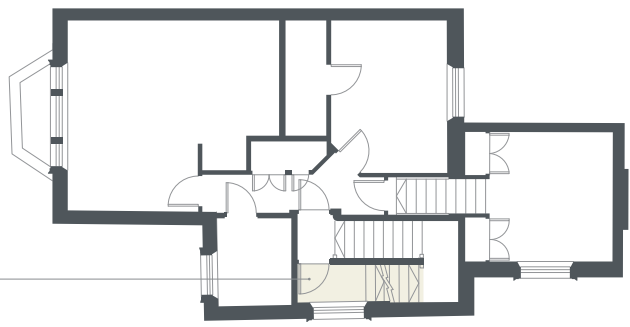
Apartment

6

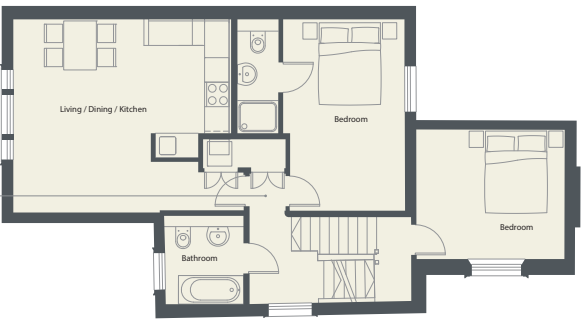
94.5 m²



Second Floor



Third Floor



Fourth Floor





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#	Floor	Beds	Bath-rooms	Type	Area, sq. ft / sq. m	Outside space, sq. ft / sq. m	Price, £
1	G/LG	3	2	Garden Duplex	1,062 / 98.7	327 / 30.4	1,250,000
2	G/LG	2	3	Garden Duplex	907 / 84.3	694 / 64.5	1,350,000
3	G	2	1	Lateral	602 / 55.9	395 / 36.7	750,000
4	1	2	2	Lateral	652 / 60.6	71 / 6.6	825,000
5	2	2	2	Lateral	637 / 59.2	—	815,000
6	3/4/5	3	3	Penthouse Duplex	948 / 88.1	—	1,150,000



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+44 (0)203 425 5613

Specification Summary

Internal partitions

Stud partitions

Doors: Six panelled painted doors with high-quality satin chrome ironmongery

Deep Victorian skirting & architrave with painted finish

Floor finishes

Prime European oak, large
format, solid block flooring
with white oil finishes to all
rooms

Porto Grey honed limestone
slabs top all bathrooms

Prime European oak with
white oil finish to all internal
staircases

Wall finishes

Paint finish generally

Porcelain tiles bathrooms with
mosaic feature band

Ceiling finishes

Suspended ceiling with
paint finish with decorative
Victorian moulded cornices

Windows

New hardwood timber
doubled period glazed sash
and casement windows with
satin chrome ironmongery
throughout

Kitchens

Nobilis Line N German contemporary no handle kitchen with soft closing mechanisms to drawers

Blanco Eclipse Quartzite
Stone worktops

Glass splash backs

LED feature lighting

Blanco undermount sink and chrome mixer tap

Siemens appliances; including induction hob and built in microwave

Quooker hot water dispenser

Specification Summary

Fitted furniture

Fitted wardrobes with dark oak veneer doors to all bedrooms

Built in cloak/utility cupboard to hallways

High level built in storage cupboards to flats 4&5

Sanitary ware

Contemporary white sanitary ware & wall mounted WC by Bauhaus

Crosswater brassware

Vanity unit with drawers to main bathrooms

Built in bath with stone front and surround and wall mounted chrome mixer tap & shower set

Frameless glass showers with wall and ceiling mounted chrome showerhead and hand shower

MEP services

Energy efficient gas central heating and hot water system with Premier Regency column radiators

Electrical under floor heating to bathrooms

Low energy recessed down lighting to all areas

Feature chandeliers & pendant lights to principle rooms

Video entry system

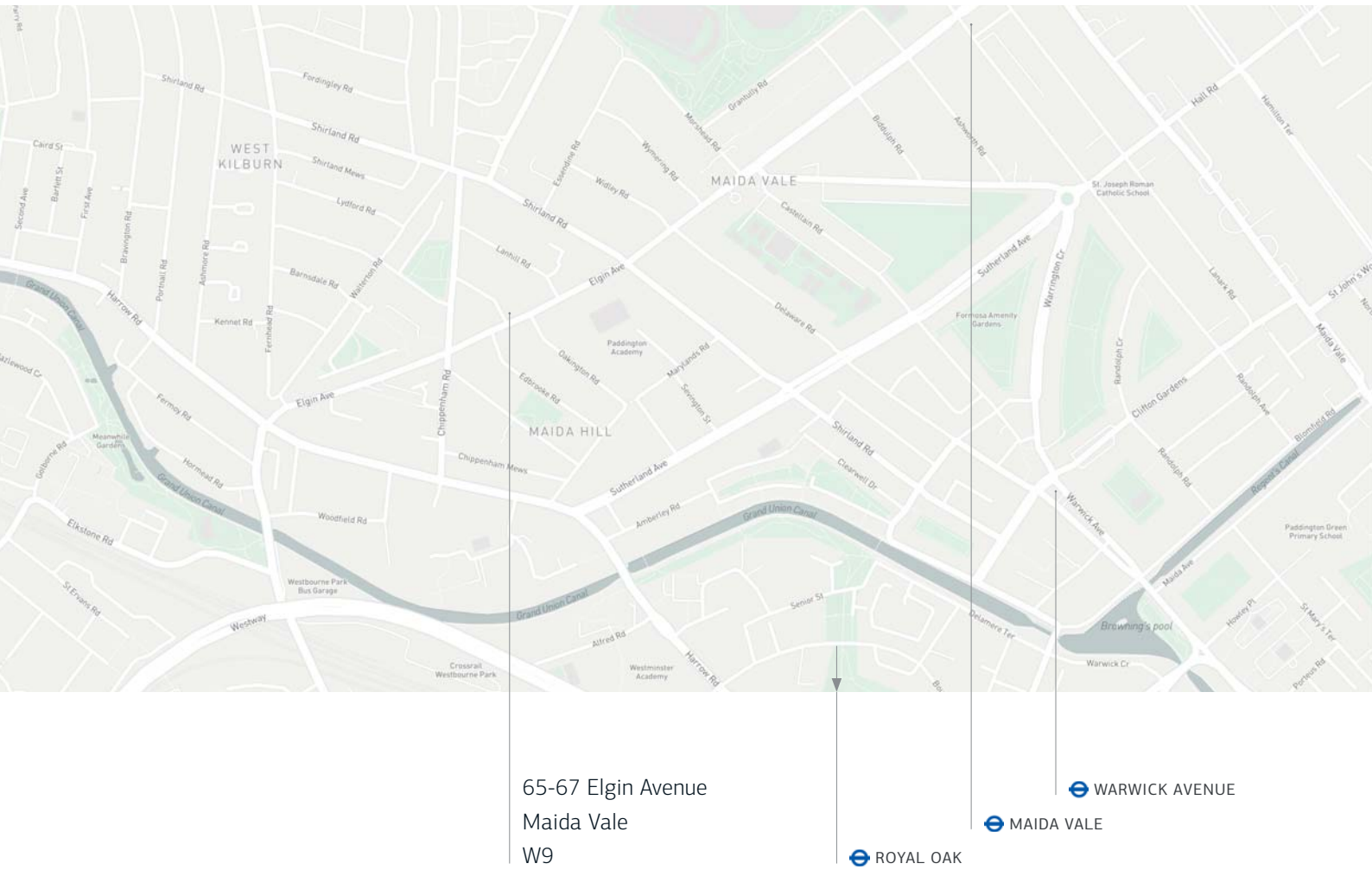
Generous supply of electrical sockets

All switches and sockets white metal plate finish

High speed cable internet



Location



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THE LEADING
PROPERTIES
OF THE WORLD



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