

A bright two bedroom apartment located close to Paddington Station. Available now for long term let.

Two bedrooms (1 double/ 1 single) | One bathroom | Furnished | Second/ third floor | Available now.

Description

A well appointed two bedroom apartment located on Praed Street, W2- an ideal location for those needing access to Paddington station and Heathrow Express. With accommodation across the second and third floors, the apartment comprises of a bright open plan kitchen reception room with wonderful vaulted ceilings, master bedroom with built in storage, family bathroom and second single bedroom. Available now on a furnished basis for long term let.

Situation

Located on Praed Street, the apartment is well positioned for transport links including Paddington Station (Heathrow Express, District and Circle line), Marble Arch (Circle Line) and Edgware Road (Bakerloo, District and Circle

line). Nearby shopping districts include Oxford Street where Selfridges store can be found as well as fashionable Marylebone High Street. It is also located within a short walk to Connaught Village and Hyde Park.

Furnishing

Furnished



2-147-Praed-Street-008



2-147-Praed-Street-021

Hamptons Paddington Lettings

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London W2 1AQ

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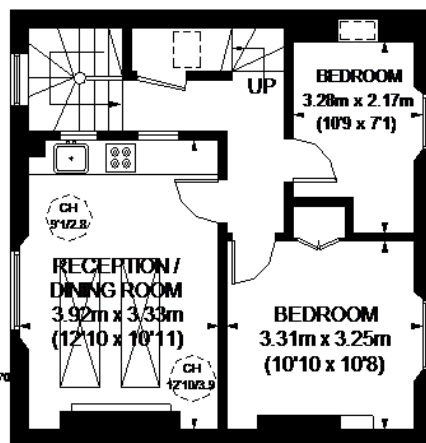
PRAED STREET



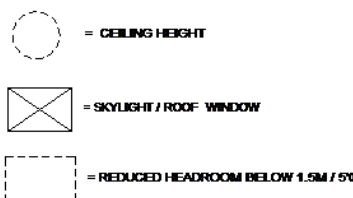
THIRD FLOOR



FIRST FLOOR

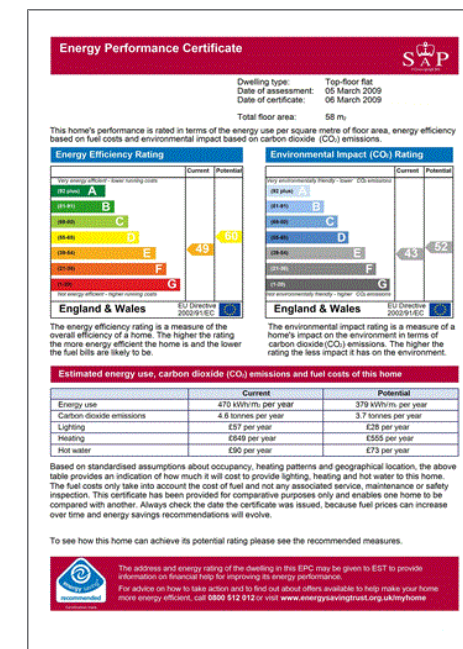


SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
FIRST FLOOR = 40 SQ. FT. (3.7 SQ. M.)
SECOND FLOOR = 499 SQ. FT. (46.4 SQ. M.)
THIRD FLOOR = 85 SQ. FT. (7.7 SQ. M.)
REDUCED HEADROOM
7 SQ. FT. (0.7 SQ. M.)
TOTAL = 631 SQ. FT. (58.5 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (0255035)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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