

**Waterside**



Balmoral Apartments Praed Street London W2

£850 Per Week - Available 12/06/2019



# Balmoral Apartments Praed Street London W2

£850 Per Week - Available 12/06/2019

*Three double bedroom apartment in the popular modern development with a balcony looking along the Grand Union Canal. The development benefits from lift access, 24 hour concierge and secure underground parking available by separate negotiation.*

Three double bedrooms | Two bathroom | Balcony | View along Grand Union Canal | 24 hour concierge | 1st floor with lift | Parking available by negotiation.

## Description

Three double bedroom apartment in the popular modern development with a balcony looking along the Grand Union Canal. The development benefits from lift access, 24 hour concierge and secure underground parking available by separate negotiation.

## Situation

West End Quay is ideally located for easy access to Paddington Station, where you will find the Heathrow Express, National Rail links and Underground Tube links (Bakerloo, Circle, District and Hammersmith & City lines) and the CrossRail due in 2019. Hyde Park is close by, as are the independent shops and restaurants in Little Venice and Connaught Village. Notting Hill and Marylebone are on your door step too, and

Sheldon Square is well located for easy access onto the A40/ M40.

## Furnishing

Furnished



Reception Room



Reception Room

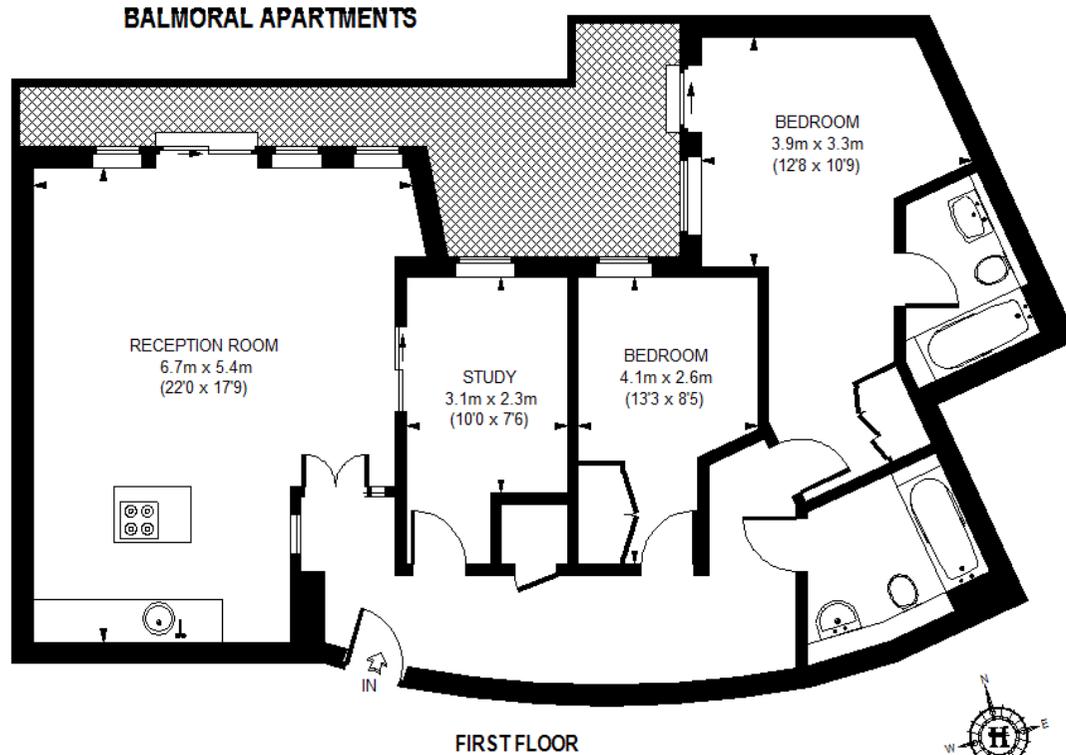
## Hamptons Paddington Lettings

Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

Tel: 020 7723 0592 - paddingtonlettings@hamptons-int.com

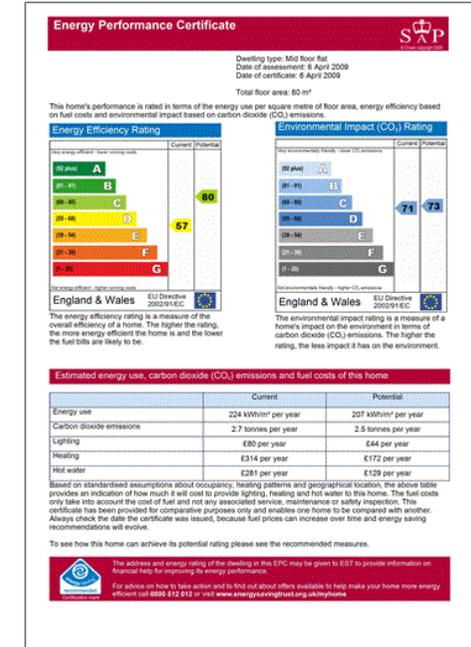
[www.hamptons.co.uk](http://www.hamptons.co.uk)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1001 SQ. FT. ( 93 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**For clarification,** we wish to inform prospective tenants that we have prepared these 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 landlord unless specifically itemised with these particulars.

**Hamptons Paddington Lettings**

Unit 43, 4 Merchant Square East, Paddington

London W2 1AQ

Tel: 020 7723 0592 - paddingtonlettings@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

