



Montgomery House, Paddington Basin  
London, W2



*Beyond your expectations*

# Modern 538 sq ft (50 sq m) One Bedroom Apartment

**Hamptons International**

4C Praed Street, Paddington, London, W2 1JX

Sales. 020 7723 0023

hydeparkbayswater@hamptons-int.com

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

Modern Building | Fourth (top) Floor | Lift | Open Plan Kitchen / Reception Room | Bedroom | Storage  
| Parking to Rent (subject to availability) | 538 sq ft (50 sq m)

**Asking Price £500,000 Leasehold**

## Description

A fourth (top) floor one bedroom apartment with lift within a modern building in Paddington Basin.

This well presented, west facing apartment is formed of double bedroom, open plan kitchen / reception room, bathroom and fitted storage.

Parking may be available to rent, subject to availability.

## Location

Montgomery Court forms part of the popular developments located in Paddington Basin, which has been subject to major regeneration since 2000. Please ask for more details about the continued development of the area.

Local transport links include Brunel's Grade I listed Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail and Heathrow Express services). The widely anticipated CrossRail (Elizabeth Line) is due later in 2018, connecting London east to west with a major new hub at Paddington.

## Additional Information

Leasehold: Expires 29/09/2129

The vendor advises:

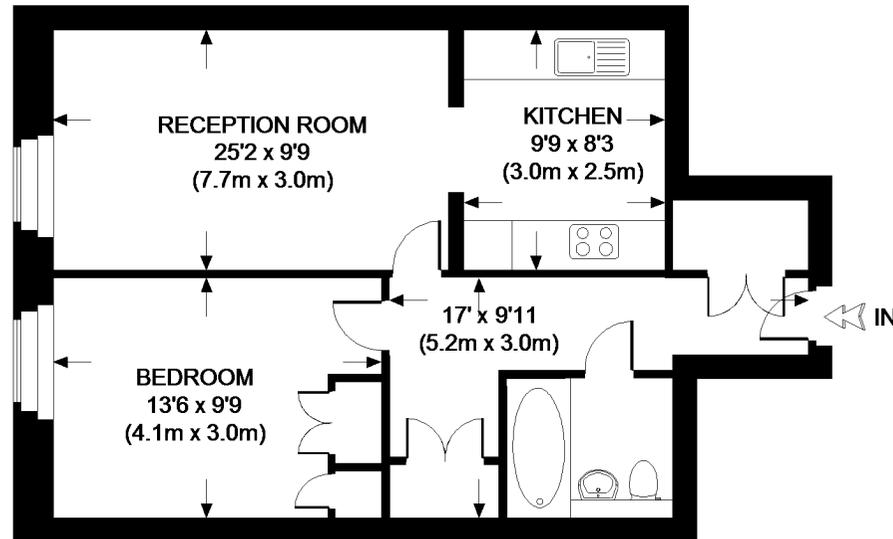
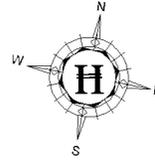
Service Charges & Ground rent: £2,336 pa

Please ask staff about upcoming works in the building.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## MONTGOMERY



FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 538 SQ.FT. (50 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 it.

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.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

