



**BEAUCHAMP
ESTATES**

PRAED STREET
PADDINGTON





A refurbished apartment with a private terrace overlooking London.

 4  3

Exterior

The apartment has a private terrace and balcony with views towards the City. The building has lift access, and an underground parking space is available by separate negotiation.

Highlights

- Private Terrace
- Garage
- Lift Access
- Parking Available





Interior

Arranged laterally, the design centres on an open plan reception room with kitchen and dining area for day-to-day living and entertaining. The principal bedroom includes built-in wardrobes and an ensuite, with further bedrooms supported by additional ensuite and shower room facilities, plus a guest cloakroom and dedicated storage.

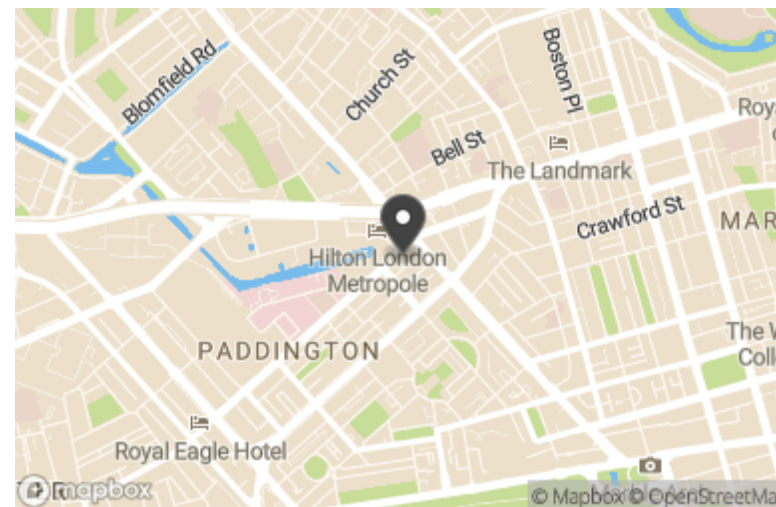


Features

- Balcony
- Residents Parking

Location

Edgware Road Underground Station is nearby, served by the Circle, District, Hammersmith & City and Bakerloo lines. Paddington Station is also close for national rail services and the Heathrow Express, providing direct links to Heathrow Airport.



Terms

Price: £1,500,000

Tenure: Leasehold, 141 years remaining

Ground Rent: £250.00

Service Charge: £3,500.00

Local Authority: Westminster

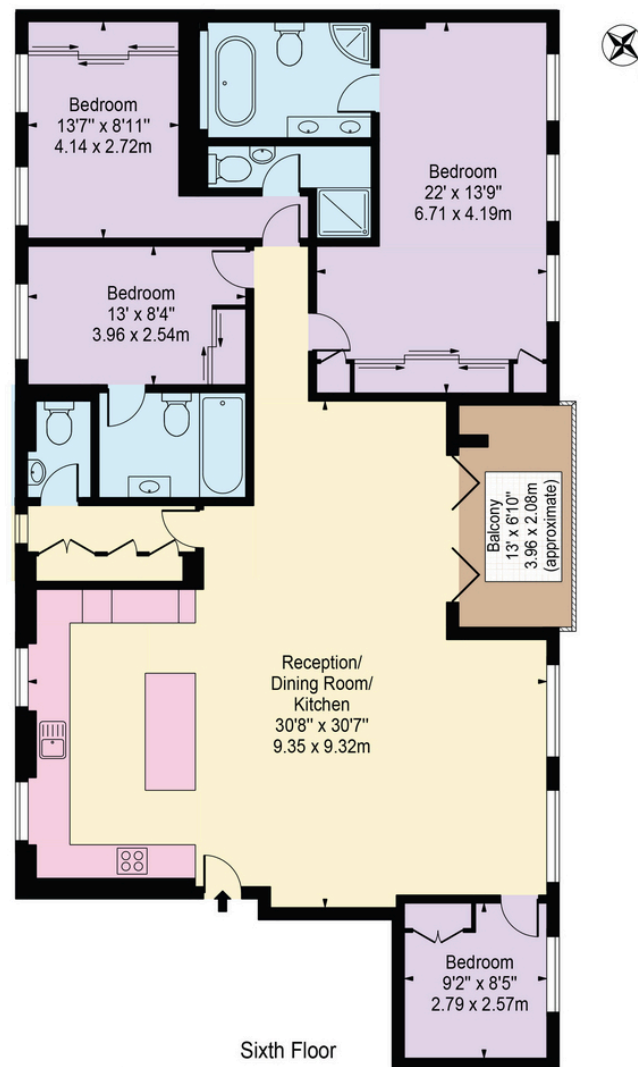
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

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Praed Street

Approx. Gross Internal Area 1605 Sq Ft - 149.11 Sq M



Sixth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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