

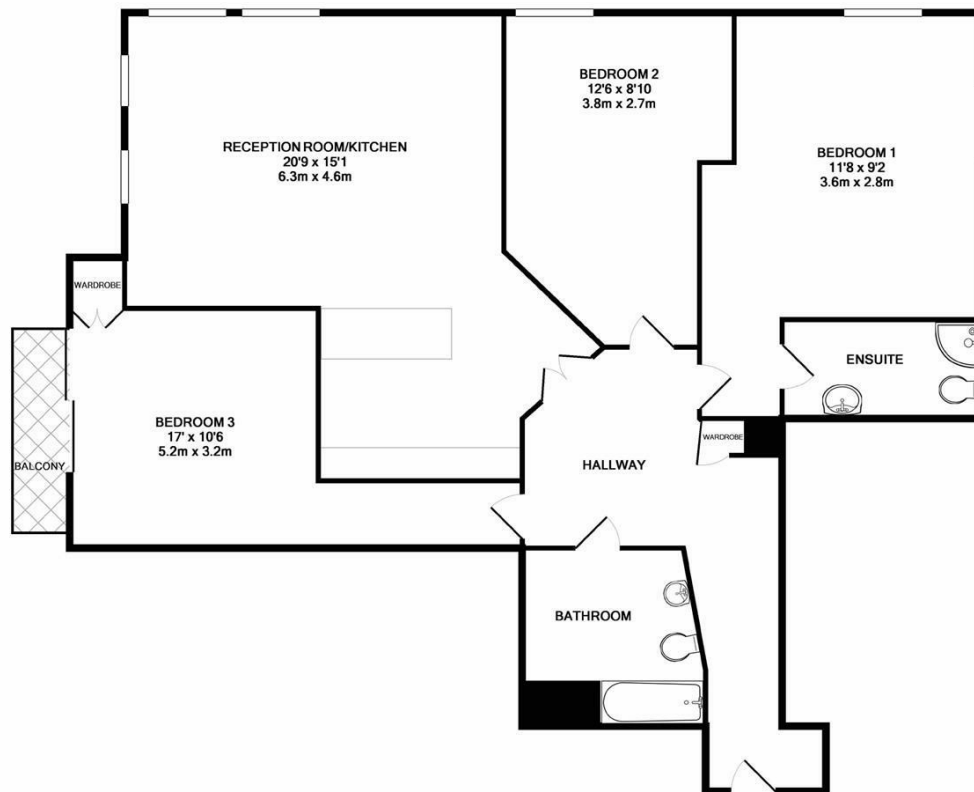
4 PRAED STREET W2

£4,000 PER MONTH

A well presented 3 bedroom, 2 bathroom apartment situated on the fourth floor of this modern development in Paddington. Comprising spacious reception room, separate modern fitted kitchen, 3 bedrooms & 2 bathrooms.

The apartment is overlooking the canal with floor to ceiling windows and benefits from, air conditioning, lifts and 24 hour concierge. Peninsula Apartments is a highly popular development of West End Quay, close to Paddington Station as well as Edgware Road & Oxford Street.

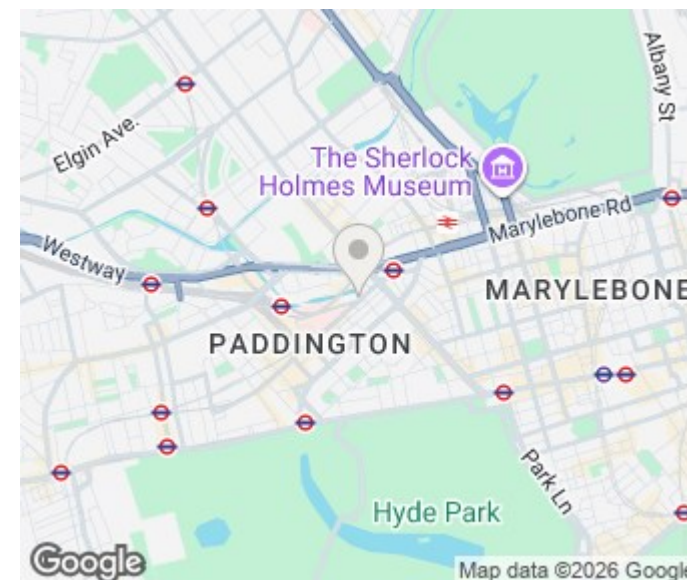
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TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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