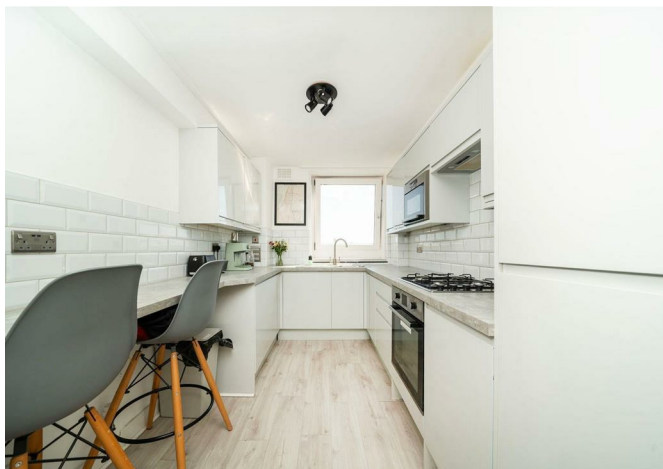


# CHARMILL

RESIDENTIAL



**Parsons House, Paddington W2**  
**£360,000**

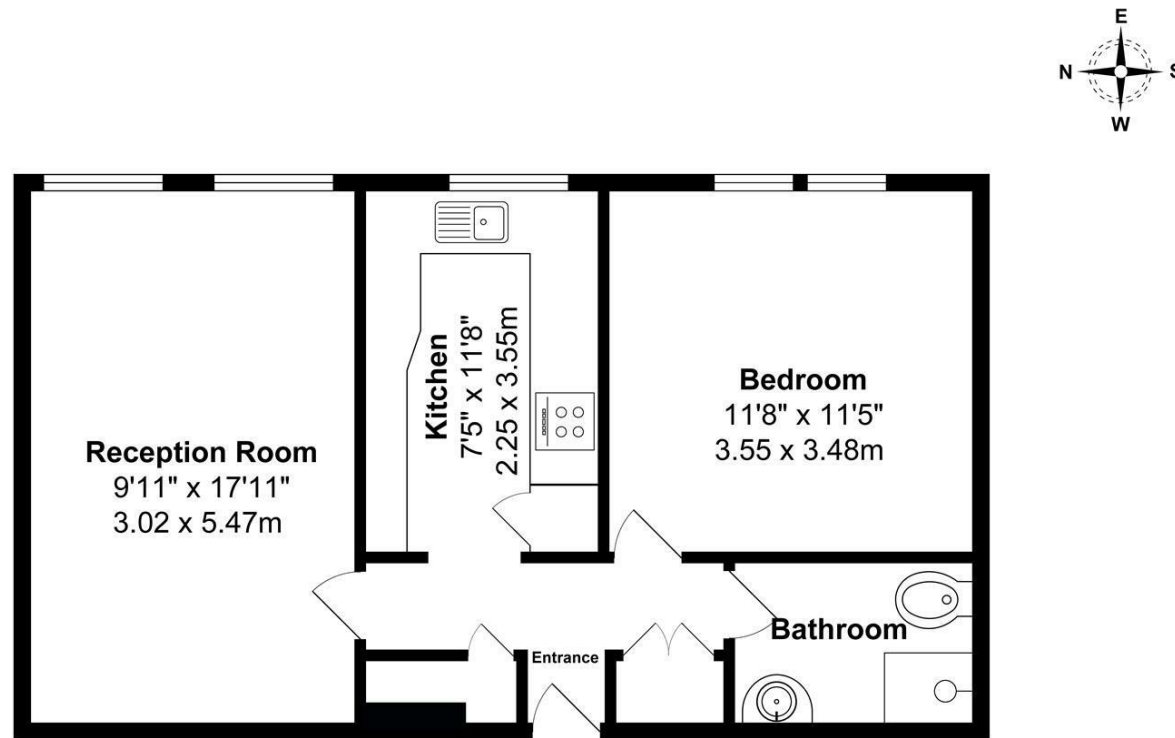


A spacious and bright one bedroom apartment set within a well-maintained purpose built block in Paddington. The property comprises a reception room with amazing uninterrupted views across London's skyline, a fully-fitted kitchen with a breakfast bar, a spacious double bedroom with fitted wardrobes and a separate shower room.

The apartment is situated moments from Edgware Road, as well as within easy reach of Clifton Road, offering a vast array of charming restaurants, cafés and shops. Edgware Road station (Bakerloo, Circle, District and Hammersmith & City lines) and Warwick Avenue station (Bakerloo line) are both a short stroll away, approximately 0.5 and 0.6 miles away respectively. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the Elizabeth line connecting you to Canary Wharf in just 18 minutes.



## Floor Plan



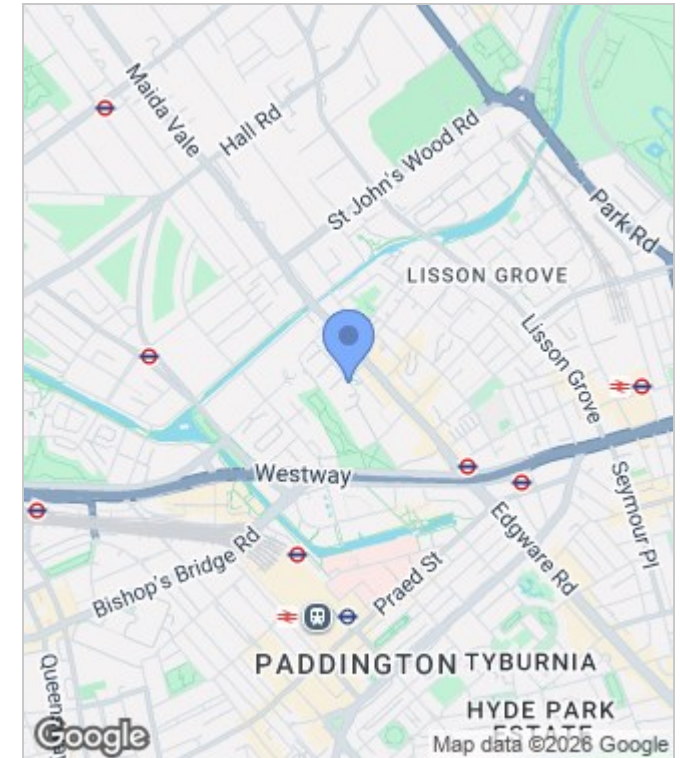
19th Floor

Edgware Road W2

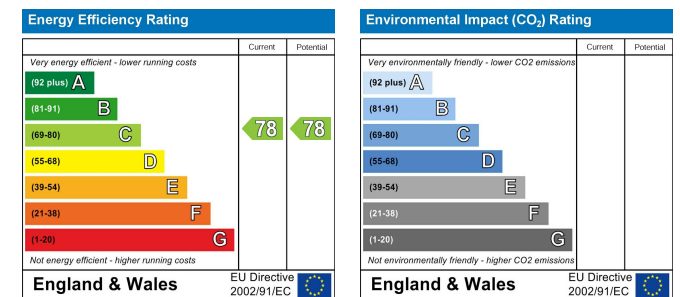
Total Gross Internal Area = 468 ft<sup>2</sup> / 43.5 m<sup>2</sup>

Floor plans are for identification and guideline purpose only, not to scale  
Complaint RICS code of measuring practice

## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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