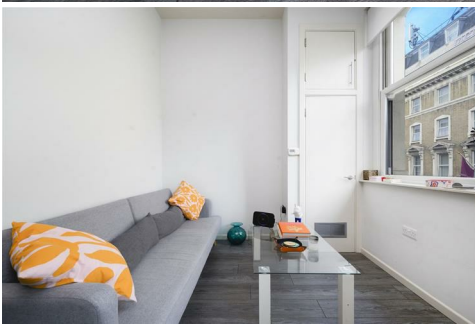


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RESIDENTIAL

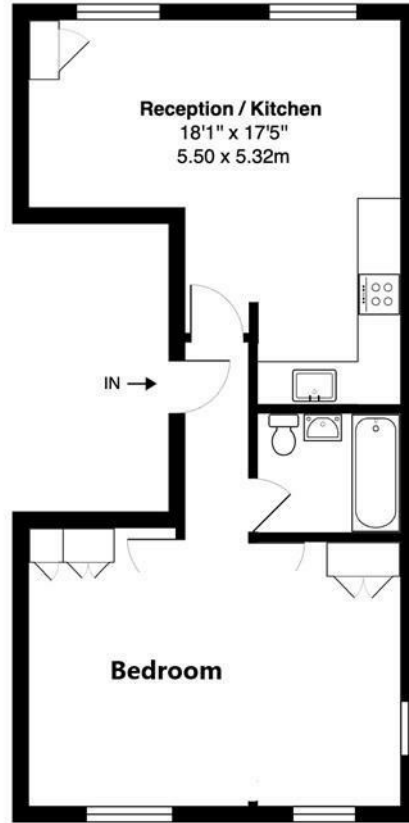


Praed Street, Paddington W2

A bright and spacious one bedroom apartment arranged on the second floor of a period conversion on Praed Street W2. The apartment is offer on a furnished basis and comprises a large open plan kitchen/reception room, generously proportioned double bedroom and a full bathroom suite. The apartment benefits from wooden flooring in the reception room and is opposite to Paddington Station (Overground and Elizabeth Line).

- One bedroom
- Second Floor
- Open Plan kitchen
- Wooden flooring
- Period Conversion
- Excellent Location

£485



Praed Street, Paddington, W2

Total Gross Area: 534 ft² ... 49.6 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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			
Not energy efficient - higher running costs			
		61	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

