



FIELDHOUSE

T: +44 (0)20 7013 0770
F: +44 (0)20 7731 1964
PROPERTY@FHRES.CO.UK
FHRES.CO.UK



Apartment 1 1a Star Street, London, W2 1QD

VERY WELL PRESENTED ONE DOUBLE BEDROOM First Floor Flat located within the heart of Paddington. The property benefits from Open Plan Lounge/Kitchen with space for Dining and Relaxing, Double Bedroom with integrated storage and modern bathroom with Shower over Bath. The property has hard wood floors throughout the open plan kitchen and lounge and hallway and carpets in the bedroom.

Located close to the various amenities of Paddington Central and Edgware Road, the property has excellent transport links including Edgware Road and Paddington Underground Stations (Hammersmith & City, Circle, District and Bakerloo Lines).

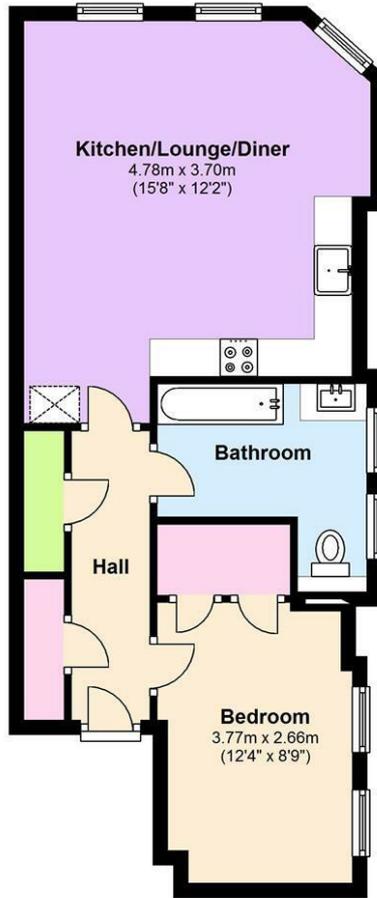
Minimum Length of Tenancy: 12 Months
Council Tax: Westminster City Council
Council Tax Band: D

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN
- SHOWER OVER BATH
- HARD WOOD FLOORING

£2,200 PCM*

First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

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			
		72	76
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			
		86	86
England & Wales		EU Directive 2002/91/EC	



FIELDHOUSE RESIDENTIAL LIMITED

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF
 Registered in England No. 5097508 VAT No. GB 839 5267 87

