



The Chilterns, 24 Paddington Street,  
, W1U

£7,800 Per Month,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

One of the best positioned flats within The Chilterns with a direct aspect over the Paddington Street Gardens, it comprises, two double bedrooms and two bathrooms, living room with beautiful fitted kitchen, guest wc and access to a private terrace. The Chilterns is a brand new development by Galliard Homes finished to exacting standards with interiors from world renowned designer Rabih Hage. Apartment specifications include: Bespoke Kitchens with Gaggenau and Miele appliances Integrated Home Automation system featuring central hub distribution of audio, visual, computer network, programmable mood/scene settings to selected rooms, and programmable heating and cooling plus audio/video entry phone system.

Please note the photos are from a previous tenancy

## Key Features

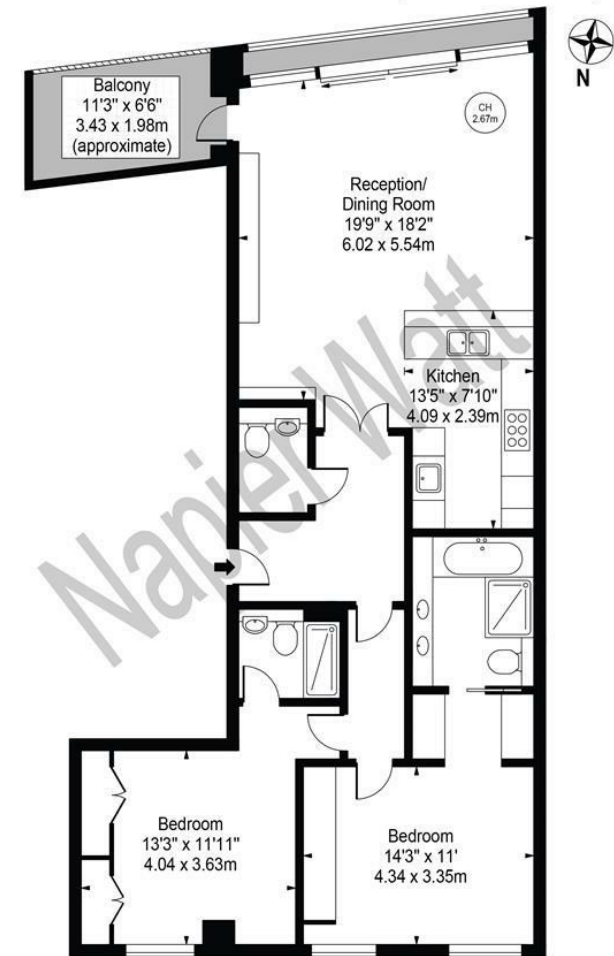
- 24 HOUR CONCIERGE
- GYM
- BALCONY
- SECURE PARKING
- UNFURNISHED
- CINEMA ROOM
- COOLING AIR SYSTEM
- OPEN ASPECT OVER GREEN SPACE

## Terms

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## The Chilterns

Approx. Gross Internal Area 1105 Sq Ft - 102.66 Sq M



Third 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.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.