



, The Chilterns,
24 Paddington Street, W1U

£2,365 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Modern three-bedroom apartment in a desirable development with 24-hour concierge and facilities in the heart of Marylebone. This lateral property of 1,642sq ft is set on the fourth floor (with lift) and boasts air conditioning and wooden flooring. The layout consists of a generously sized, open plan living room kitchen with a large dining area and stunning balcony. All three bedrooms have built-in wardrobes and en-suite bathrooms in addition to the guest cloakroom and utility cupboard. Both the build quality and furnishings throughout the property are impressive and well-suited for the typical Marylebone lifestyle. Available, furnished.

3 Bedrooms : 3 Bathrooms : Guest W.C. : Balcony : Gym : 24 Hour Concierge : Underground Parking : CCTV : Residents' Gym : Leisure Facilities : Cinema Room : Westminster Council Tax Band H : EPC Rating B

Key Features

- 24-HOUR CONCIERGE
- UNDERGROUND PARKING

Terms

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



Apartment Type 1 / 3 Bedrooms / Floor 4		Gross Apartment Area: 1642 sq ft / 153 sq m			
Floorplan Gross Internal Area		Room Dimensions		Ceiling Height	
1642 sq ft	153 sq m	ft	m	ft	m
Kitchen		10' 0" x 14' 0"	3.05 x 4.27	7' 0"	2.13
Living/Dining Space (21' 0" x 11' 0" approx)		21' 0" x 11' 0"	6.40 x 3.35	8' 0"	2.44
Living		10' 0" x 12' 0"	3.05 x 3.66	8' 0"	2.44
Dining		14' 0" x 12' 0"	4.27 x 3.66	8' 0"	2.44
Bed 1		14' 0" x 12' 0"	4.27 x 3.66	8' 0"	2.44
Bed 2		11' 0" x 11' 0"	3.35 x 3.35	8' 0"	2.44
Bed 3		12' 0" x 11' 0"	3.66 x 3.35	8' 0"	2.44

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.