



The Chilterns, 24 Paddington Street,  
Marylebone, W1U

£3,250,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A luxurious, interior designed, two bedroom, two bathroom duplex apartment, superbly positioned within The Chilterns, with a direct aspect to Paddington Street Gardens.

Offering 1,380 sqft / 128sqm of contemporary styled accommodation, the apartment offers many outstanding features including a high ceilinged (3.89m) open plan kitchen/reception/dining room with full wall of sliding, floor ceiling windows opening to create a juliet balcony. In addition, there is a private patio. Residents of The Chilterns will also benefit from five star ambience at all times with a 24 hour concierge, fully equipped gym, spa, cinema room

The Chilterns is located on Paddington Street is considered one of Marylebone's most sought-after recent developments. Completed in 2016 by Galliard Homes, specifications include: a bespoke kitchen 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.

## Key Features

- 24 HOUR CONCIERGE
- VIEWS ON TO OPEN SPACE
- CLIMATE CONTROL
- RESIDENTS CINEMA
- INTERIOR DESIGNED
- PRIVATE PATIO GARDEN
- RESIDENTS GYM
- 200M FROM MARYLEBONE HIGH STREET

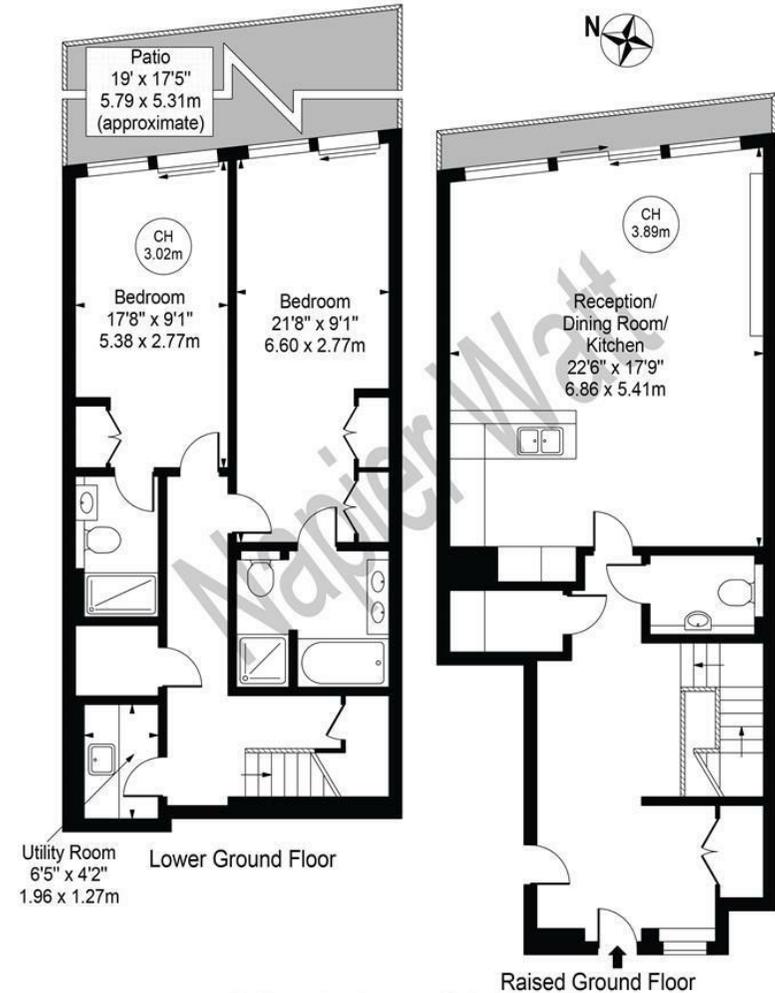
## Terms

999 years from 1 January 2013 ie 991 years

Service Charge £8,060.88 per half year

## The Chilterns

Approx. Gross Internal Area 1380 Sq Ft - 128.20 Sq M



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.