THE CHILTERNS 24 PADDINGTON STREET,
LONDON, W1U
£3,250,000 Leasehold

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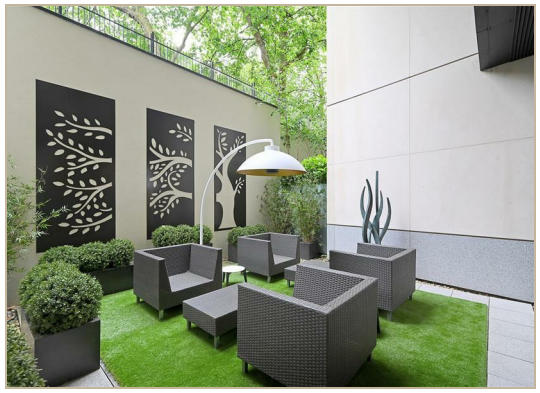
Description

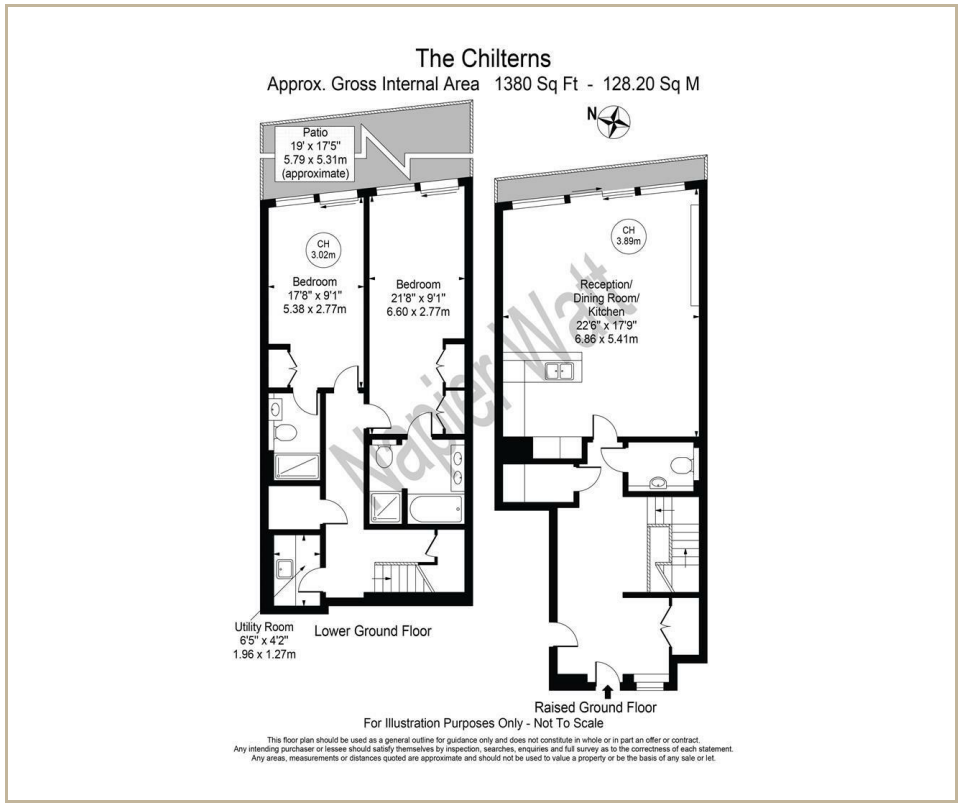
A luxurious, interior designed, two bedroom, two bathroom duplex apartment, superbly positioned within The Chilterns, with a direct aspect to Paddington Street Gardens.

Offering 1,380 sqft / 128sqm of contempoary styled accomadation, 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.

Entrance Hall : Large Amount Of Built In Storage : Contempoary Style, High Ceilinged Reception Room : Open Plan Bespoke Kitchen : Guest WC : Two Superb Double Bedroom Suites : Laundry Room : Additional Storage : Patio Garden : Parking Available By Seperate Negotiation





TERMS

999 years from 1 January 2013 ie 991 years
Service Charge £8,060.88 per half year

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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