



93 PRAED STREET,  
LONDON, W2  
£1,300 Per Month

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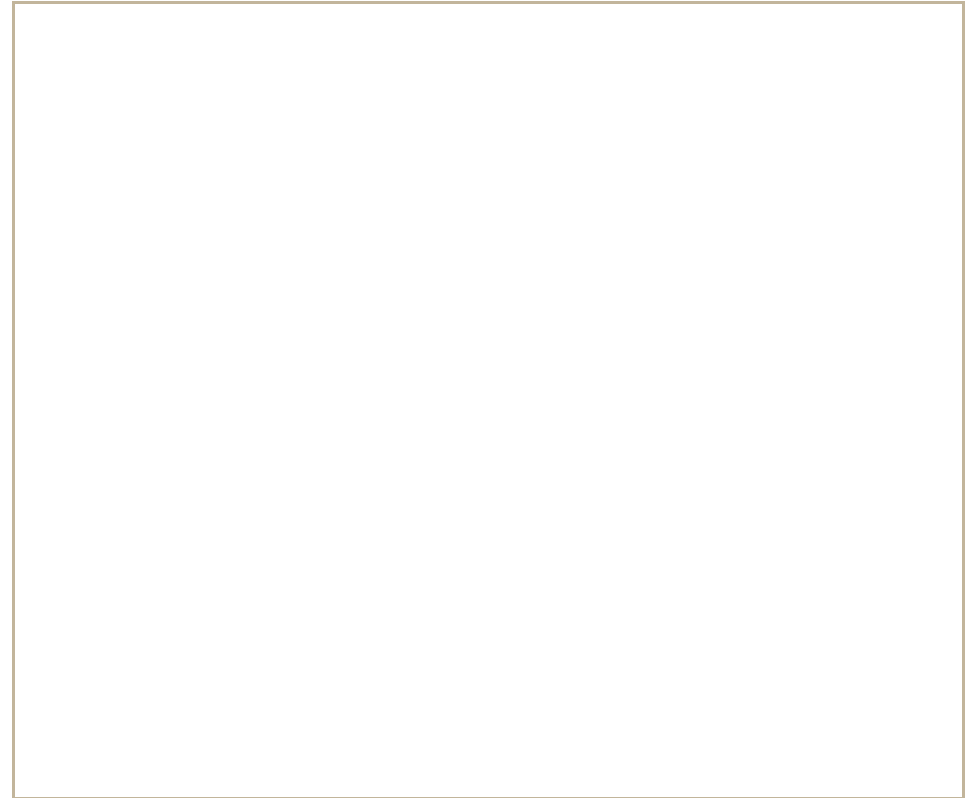
**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

Napier Watt are pleased to offer this lovely studio flat located moments away from Paddington Station and Paddington Basin. The flat is furnished well present and will be ideal for a pied-a-terre located in the heart of Paddington .

The location is great you are about 15 minute walk from Marylebone high street and have great access to the transport links.

Paddington Station (Bakerloo Line, Circle District line, Hammersmith & City TFL Rail Services Heathrow Express.)



## TERMS

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

**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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