







Features

- Leasehold 970 years
 CCTV System remaining
 - Smart entrance
- Excellent and centralised location
- Lift Service
- On-site building manager
- 24 Hour concierge

Summary of Property

Fantastic one bedroom apartment located in Heart of Paddington benefiting from excellent location of Merchant Square , Paddington Basin and Praed street. This fifth floor apartment built over 540 Sq. Ft. and comprising of modern bright reception room, integrated kitchen, large specious bedroom and deluxe bathroom.

Remaining lease is 970 years and taking advantage of high levels of security as it located in a secured complex along with 24 hour concierge service and secured underground parking.

Property designed with fully double glazed windows, electric underfloor heating, wall paper and electric fan oven. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) and Edgware Road (Circle, District and Bakerloo lines). Hyde Park, Oxford Street, Mayfair and iconic Selfridges Department store are minutes away.

For further information please contact Rayan Investments & Management.

Room Descriptions

Fifth Floor

Living area/Dining area

3.3m x 6.8m (10' 10" x 22' 4")

Kitchen

3.3m x 6.8m (10' 10" x 22' 4")

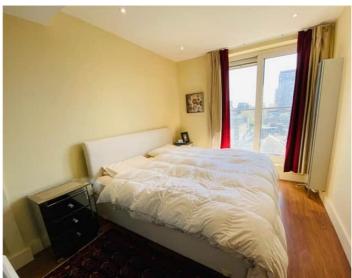
Bedroom

2.7m x 5.1m (8' 10" x 16' 9")

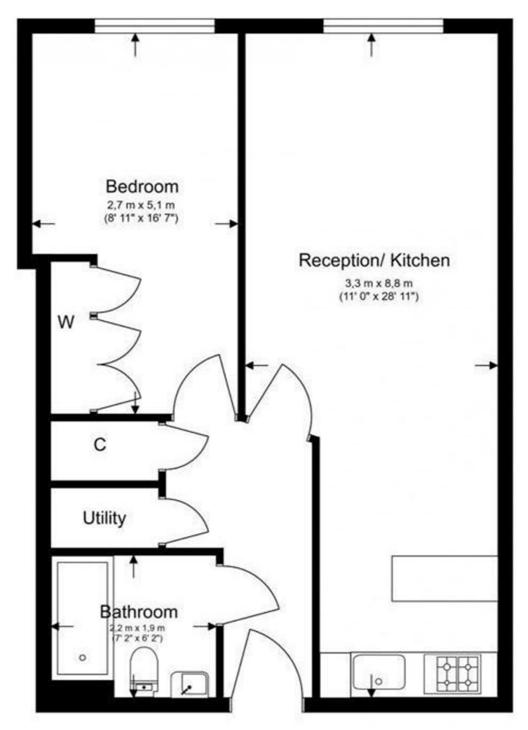
Bathroom

2.2m x 1.9m (7' 3" x 6' 3")









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