



Norfolk Crescent, Paddington, London



£2,500,000

A well-presented and bright four-bedroom apartment located on the 9th floor of the sought-after Raynham Court, a portered, purpose-built block. Spanning an impressive 1,597 sqft (148 sqm), this spacious apartment offers an exceptional layout and fantastic views from every room.

The apartment comprises a large double reception room, a separate kitchen, four generously sized bedrooms (one with an en-suite), as well as two further bathrooms. The apartment boasts ample storage, including a utility room.

Raynham Court benefits from passenger lifts, 24-hour porter security, and is set within a well-maintained building, providing residents with peace of mind and convenience.

Set on Norfolk Crescent, Raynham Court is ideally situated close to the green open spaces of Hyde Park, perfect for outdoor activities and relaxation. It's within easy reach of the stylish Connaught Village, as well as the renowned shopping and dining experiences at Marylebone and Oxford Street. For transport, both Marble Arch Underground Station and Paddington Station (Underground and Mainline) are approximately 0.5 miles away, offering excellent connectivity across London and beyond.

This apartment offers the perfect blend of comfort, location, and security, making it an ideal choice for those looking for a spacious home in a prime central London location.

- Large 4 bed, 3 bath Apartment
- 24 hour Porter & Lift access
- 9th floor with Stunning views
- Easy access to shopping / dining
- Easy walk to Hyde Park
- Next to Connaught Village
- Well maintained building
- Service Charge: £14,920 pa
- Ground Rent: £300 pa
- Tenure: 971 years

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**+44 (0)20 3019 6150**





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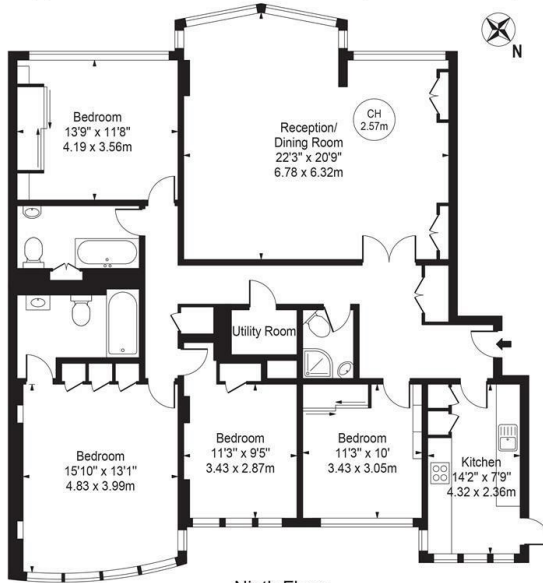




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# Raynham

Approx. Gross Internal Area 1597 Sq Ft - 148.37 Sq M



Ninth Floor

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.

