



## **John Aird Court, London, W2 1UZ**

**£490 Per Week**

A WELL MAINTAINED RAISED GROUND FLOOR 2 DOUBLE BEDROOM APARTMENT FOR RENT WITHIN THE HEART OF LITTLE VENICE W2, MOMENTS FROM WARWICK AVE TUBE STATION (BAKERLOO LINE ZONE 2) AND CLOSE TO ALL OF PADDINGTON'S AMENITIES!

The accommodation comprises of reception room, separate kitchen which leads to the balcony. Both the bedrooms are good sized doubles and have built in storage. There is a bathroom suite and further storage off the hallway.

Located only a 5-minute walk to Warwick Avenue station, 7-minute walk to Paddington station and a 10 minute walk to Edgware Road station, with Paddington Basin very close by.

COMES FURNISHED.

PROPERTY AVAILABLE FROM NOW.

- W2 LOCATION
- GARDENS
- 7 MINS TO PADDINGTON
- AVAILABLE FROM NOW
- 2 DOUBLE BEDROOMS
- BALCONY
- 10 MINS TO EDGWARE RD
- RAISED GROUND FLOOR
- 5 MINS TO WARWICK ROAD
- COMES FURNISHED

## John Aird Court, London, W2 1UZ

JOHN AIRD COURT

BEDROOM 2

BEDROOM 2

KITCEHN

KITCHEN

RECEPTION ROOM

RECEPTION ROOM

TERRACE

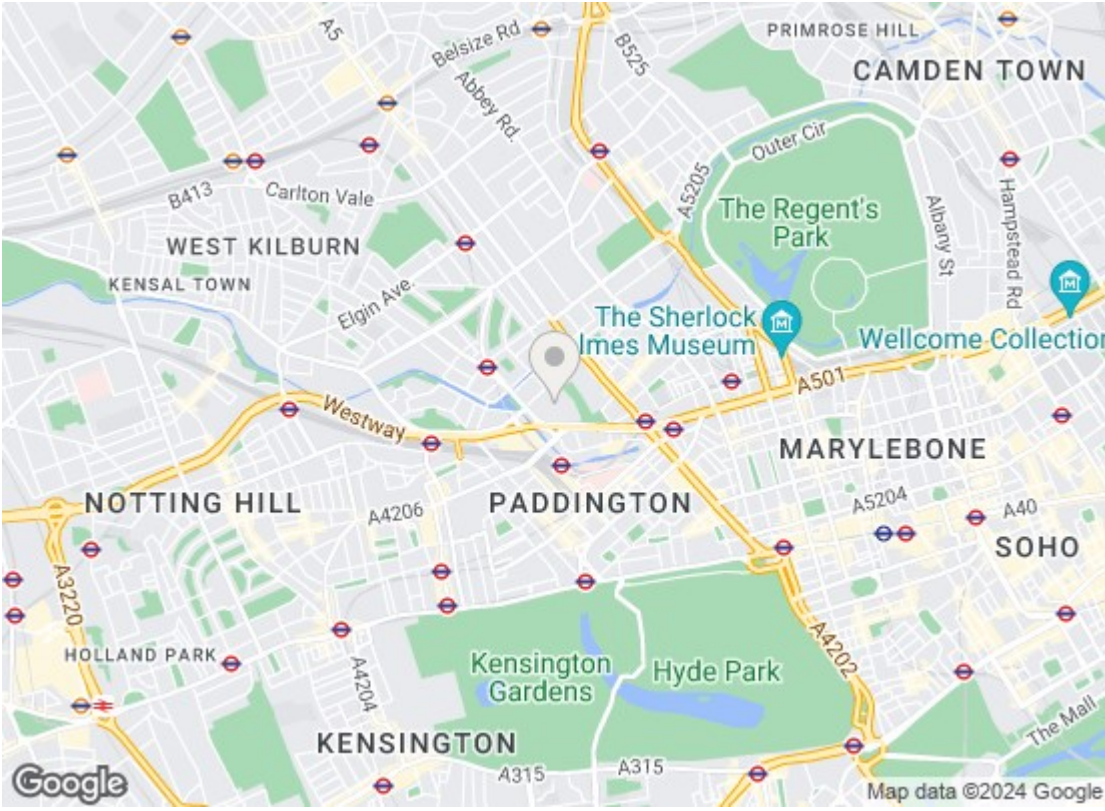
BEDROOM 1

BEDROOM 1

BATHROOM



SPEC Verified  
 RICS Certified Property Measurer  
 SPEC ID: 58314641885d230c3204b5d7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.