



Sheldon Square

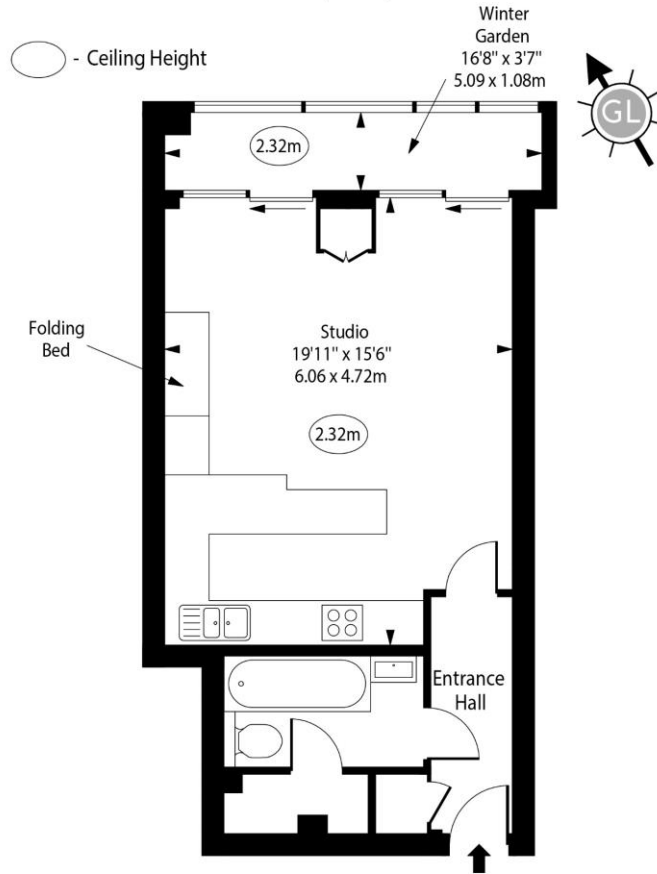
Paddington Basin, W2

Offers Over £450,000

Nestled within the vibrant urban landscape of Sheldon Square, Paddington W2, this charming studio apartment on the first floor presents an inviting retreat with modern conveniences.

CHESTERTONS

Sheldon Square, W2



First Floor

Approx Gross Internal Area 475 Sq Ft - 44.13 Sq M
(Including Winter Garden)

Approx Gross Internal Area 413 Sq Ft - 38.37 Sq M
(Excluding Winter Garden)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022888R

Tenure: Leasehold 999 years
Service Charge: Please Enquire
Ground Rent: Please Enquire
Local Authority: City Of Westminster
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street
London
W2 2AB
hydepark@chestertons.co.uk
020 7298 5900
chestertons.co.uk

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable