

Sheldon Square

Paddington, W2

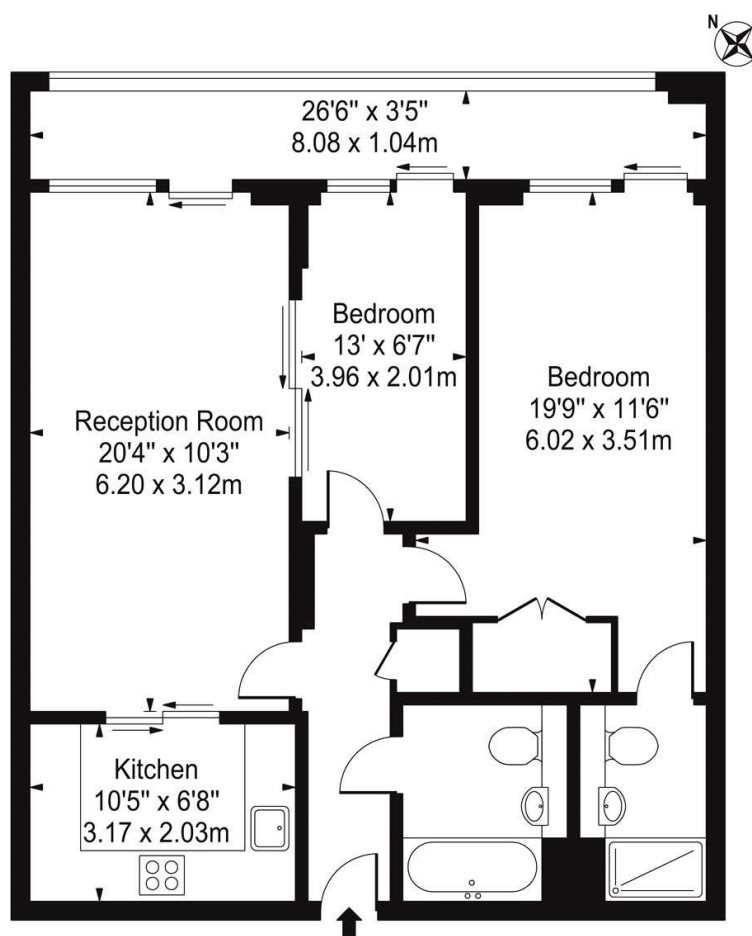
Asking Price £900,000

A well presented 2 bed 2 bath property in the popular block of Sheldon Square. The flat benefits from wood floors, modern kitchen, decked conservatory, spacious living room, large master bedroom and ensuite bathroom, separate WC & air conditioning.

CHESTERTONS

Sheldon Square, W2

Approximate Gross Internal Area 855 sq ft / 79 sq m



Fifth 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.

Tenure: Leasehold 980 years 2 months (999 years (less 3 days) from 3 July 2003

Service Charge: £6968 per annum

Ground Rent: £300

Local Authority: Westminster

Council Tax Band: F

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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