



{ EDGWARE ROAD PADDINGTON W2
£1,174 PER WEEK AVAILABLE 20/05/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Edgware Road Paddington W2

£1,174 Per Week
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- One double bedrooms, - Two bathrooms,
- Brand new development, - 24 hour concierge, - Outstanding resident facilities,
- Swimming pool / sauna / steam room, - Residents Gym, - Residents cinema, - Communal meeting rooms, - Kitchen/dining room available for private use

Council Tax

Council Tax Band E

Hamptons
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Paddington, London, W2 1AQ
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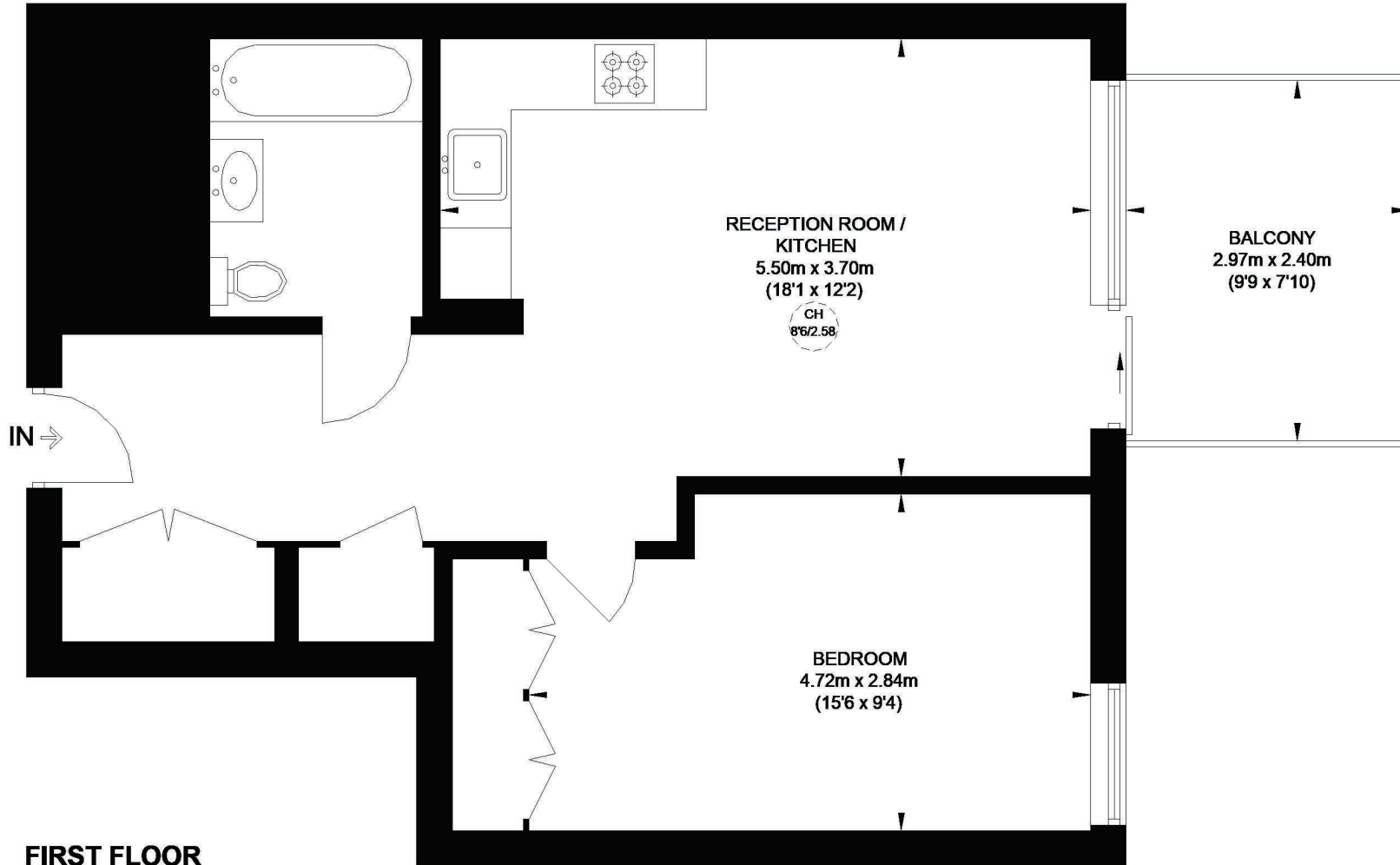
{ ONE BEDROOM APARTMENT WITH OUTSTANDING RESIDENT FACILITIES.

The Property

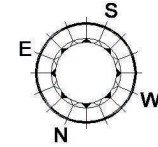
A stunning one bedroom apartment to let. Situated on the 1st floor of a popular development and offering almost 600 square feet of lateral living space. Accommodation comprises an open plan kitchen and reception room with access to a private balcony, principle bedroom with fitted wardrobes and separate bathroom. Finished with neutral décor and a mix of new neutral carpets and hard wood floors. Benefits of the development include 24 hour concierge, residents lounges, a residents cinema, a residents gym and swimming pool. Located close to the transport links and local amenities of both Paddington and Edgware Road. Offered Unfurnished and available now.



GARRETT MANSIONS



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 540 SQ. FT. (50.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID683871).

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	84	84
England & Wales		
EU Directive 2002/91/EC		

