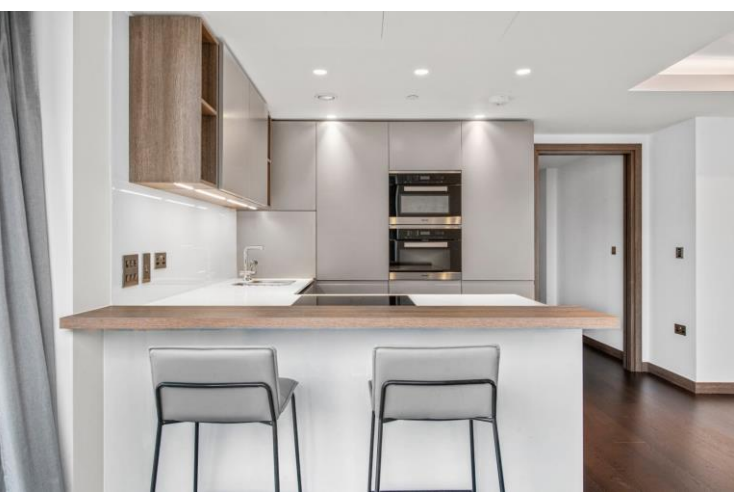




Dahlia House  
Paddington Gardens, W2









Nestled in a prime location, this upper floor flat offers a perfect blend of style and comfort. Boasting one spacious bedroom, this property is ideal for a single professional or couple looking for a cozy retreat. The highlight of this flat is the charming balcony, perfect for enjoying morning coffee or evening drinks while taking in the scenic views.

The interior is beautifully presented with modern fixtures and fittings throughout, creating a welcoming atmosphere. The open-plan living area seamlessly flows into the well-equipped kitchen, making it a great space for entertaining guests. With convenient access to local amenities, transport links, and parks, this property is perfectly situated for a convenient lifestyle.

- 1 bedroom
- 1 bathroom
- balcony
- open plan
- long let

### £3,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

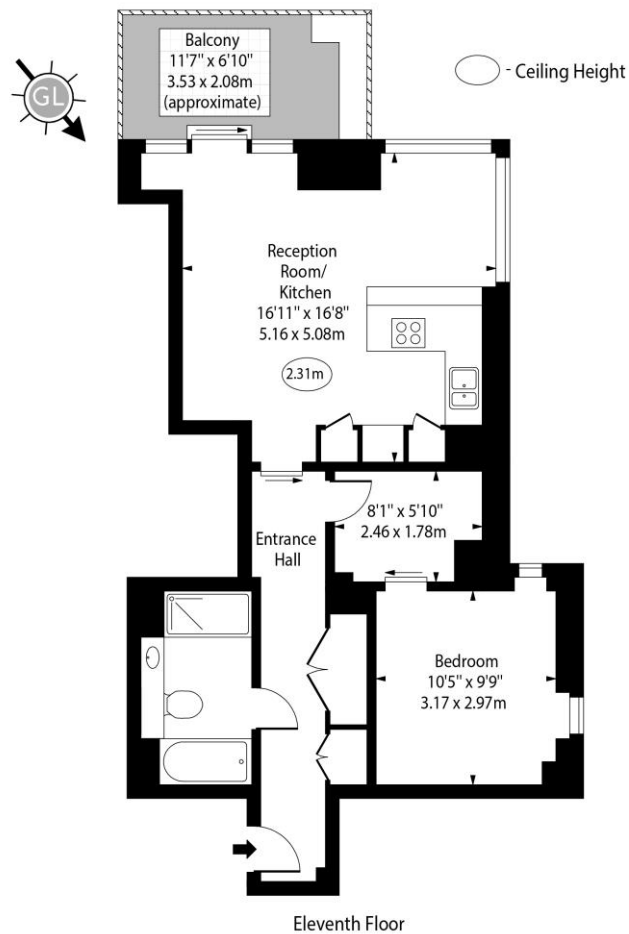
**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** E  
**EPC Rating:** B

### Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street  
 Hyde Park & Marylebone  
 London  
 W2 2AB

[hydeparklettingsusers@chestertons.co.uk](mailto:hydeparklettingsusers@chestertons.co.uk)  
 02072985950

Dahlia House,  
Paddington Gardens, W2



Approx Gross Internal Area 610 Sq Ft - 56.67 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
www.goldlens.co.uk  
Ref. No. 030291 E

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