



Rainsford Street  
London, W2

CHESTERTONS





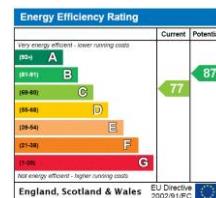
A beautiful three bedroom mews house finished to excellent standards throughout benefiting with modern fittings and fixtures, while retaining some original features. Located on a private road with parking available, the house is ideally situated close to Paddington station for commuters, while also being close by the amenities of Connaught Village, Hyde Park and Oxford Street.

Arranged over three floors the property comprises a well sized and bright open plan reception room with a modern kitchen and a guest WC on the ground floor, two double bedrooms and a family bathroom on the second floor and a large master bedroom with en-suite shower room on the third floor. Providing approx. 1,141 sq. ft. living space, the property further benefits of wood flooring in the reception room, under floor heating, good storage throughout and natural light.

- New build finished to an excellent standard
- 3 bedrooms, 2 bathrooms and guest cloakroom
- Wooden floors in reception, ample built in storage
- Underfloor heating
- Close to amenities of Hyde Park and Paddington

**£5,500 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £360  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

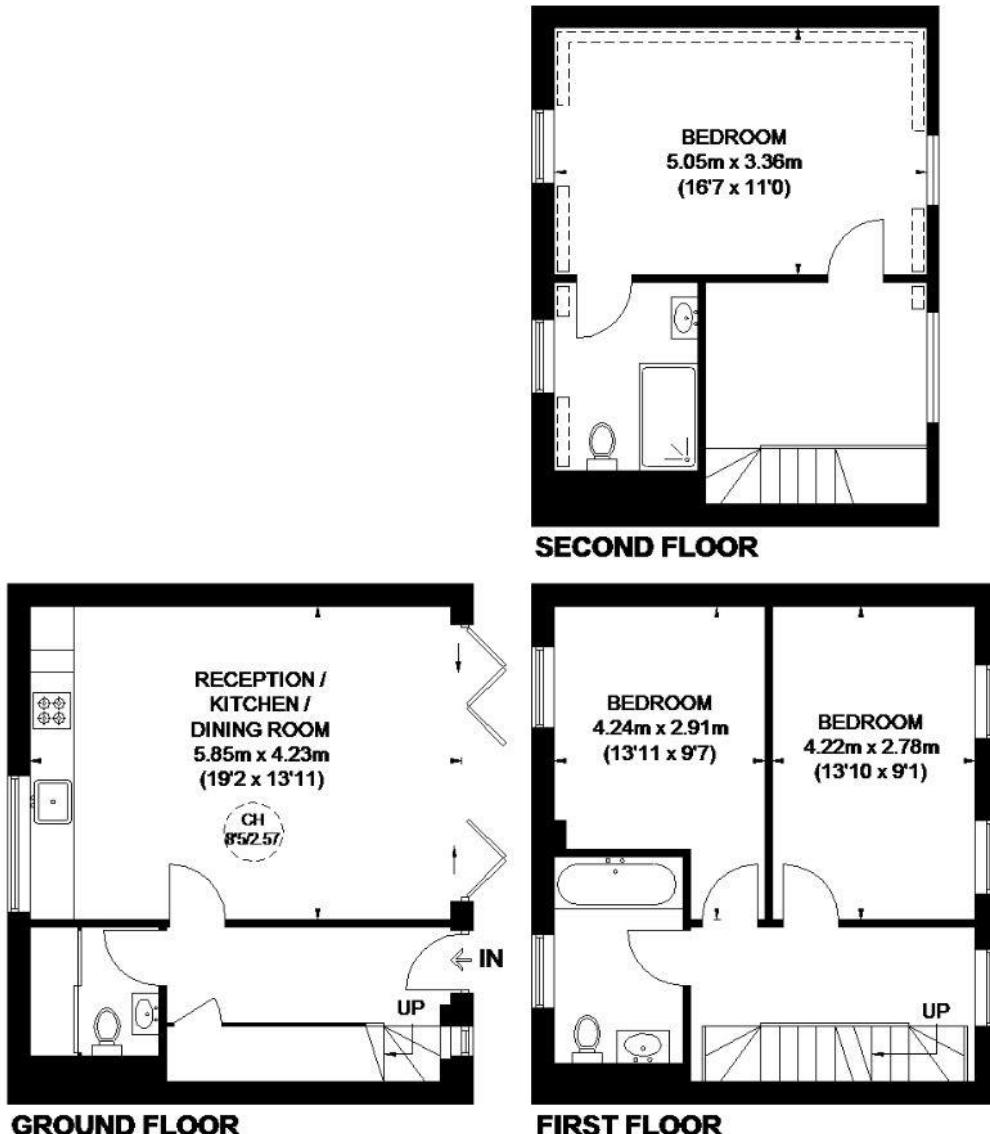


<b>Minimum Term:</b>	6 months
<b>Deposit Required:</b>	£7,615.38
<b>Local Authority:</b>	City Of Westminster Council
<b>Council Tax Band:</b>	G
<b>EPC Rating:</b>	C
<b>Furnished</b>	

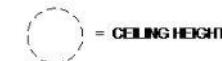
**Chestertons Hyde Park & Marylebone Lettings**

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# RAINSFORD STREET



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR = 404 SQ. FT. (37.5 SQ. M.)  
FIRST FLOOR = 396 SQ. FT. (36.8 SQ. M.)  
SECOND FLOOR = 325 SQ. FT. (30.2 SQ. M.)  
REDUCED HEADROOM  
26 SQ. FT. (2.4 SQ. M.)  
TOTAL = 1151 SQ. FT. (106.9 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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID514422)

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