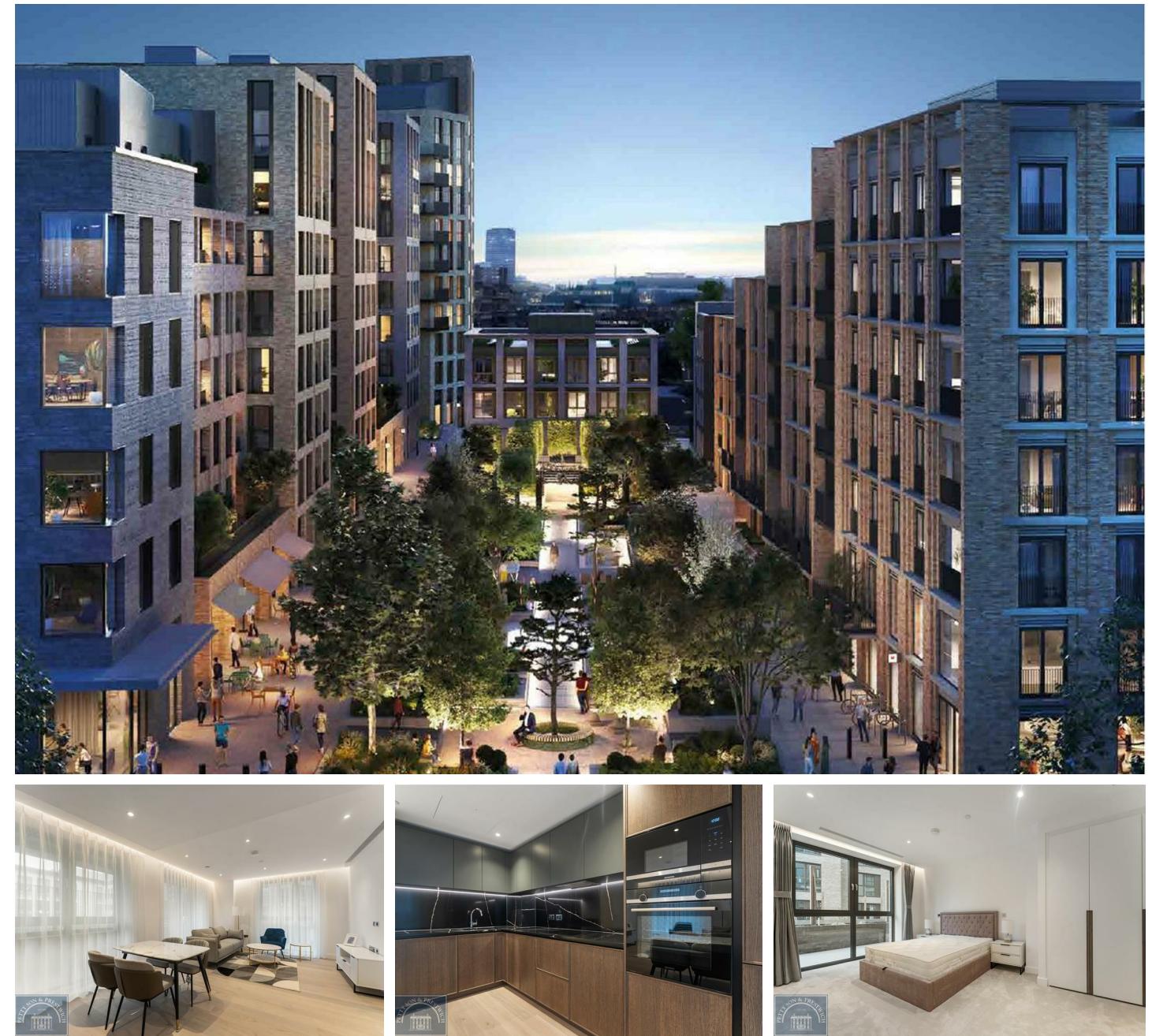


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Dispatch House, Paragon Square

£4,250 PCM

- Two double bedrooms
- Superb resident only facilities
- 24 Hour Concierge
- Swimming Pool
- Wellness Centre
- Open plan kitchen/lounge/diner
- Terrace
- Second floor
- Resident Gym

Dispatch House, Paragon Square

Petty Son & Prestwich are thrilled to offer to rent this stunning two bedroom apartment, situated in one of six new luxury developments on the second floor, in WC1 brought to you by Postmark, offering a cutting edge living space with 24 hour concierge and exclusive, on site resident facilities.



Council Tax Band: F



Folio Gardens is the exciting third chapter of west palette Postmark, enhancing the already established phases with a brand new bustling public square at the heart of Farringdon, complete with landscaped gardens and a lively mix of shops, workspaces and cafés for the whole community to enjoy.

A location spanned across two iconic, zone one postcodes, WC1 & EC1 creates a unique combination of local neighbourhood charm, diverse community and vibrant city energy. Postmark has all the buzz of a central London destination, yet with a distinctly local feel. Here you'll find a community of people from all walks of life, each bringing something different to a neighbourhood that's cultured, creative and connected.

The property couldn't be better connected, however you like to get around. The whole of central London is easily accessible on foot, by bike or a short taxi ride, or a tube journey from one of the four underground stations within a 15-minute walk. Plus, the arrival of London's new Elizabeth line (formerly Crossrail) at Farringdon will make it even easier to get across town.

Resident amenities include 24/7 concierge, access to a state-of-the-art wellness centre and secure cycle storage. The Wellness Centre, located in Signature Place, boasts dedicated entrance, pool, jacuzzi, sauna, steam room, gym, fitness studio and treatment room.

The property is located on the second floor and is comprised of a spacious reception and modern kitchen, with fully fitted Siemens appliances throughout. Two double bedrooms, an en suite and fully fitted bathroom, double glazed windows throughout and two terraces that wrap around the property offering stunning views.

Available 5th April 2026

Furnished

1 Week Holding Deposit - £980

5 Week Total Deposit - £4903

EPC Rating - B84

Council Tax Band - F

Reception room/kitchen

22'5" x 13'5"

Bedroom

16'6" x 13'3"

Bedroom

10'5" x 9'10"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.