



The Chilterns Paddington Street,  
Marylebone, W1U

O.I.R.O £5,000,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

This elegant apartment boasts two luxurious double bedrooms, each accompanied by its own ensuite bathroom, as well as a separate guest WC. The spacious reception room is adorned with expansive floor-to-ceiling windows and a balcony, providing breathtaking views of Paddington Street Gardens. Equipped with smart controls, underfloor heating, and AC, the flat offers optimal comfort and convenience.

Residents enjoy round-the-clock security surveillance via CCTV, coupled with a comprehensive 24 hours concierge service. Included with the apartment is a secure underground parking space and two storage units. Additionally, residents have access to a range of amenities such as gym, cinema, treatment rooms, sauna, steam room, and even a wine cellar.

## Key Features

- MODERN BUILT - COMPLETED IN 2015
- BALCONY OVERLOOKING PADDINGTON GARDEN
- 1\* UNDERGROUND PARKING SPACE
- LIFT
- 24 HOURS CONCIERGE
- UNDERFLOOR HEATING & AC
- 2\* SECURED STORAGE UNITS
- LUXURY AMENITIES

## Terms

Leasehold - expiring 01/01/3015

Ground Rent - £1250 per annum

Service Charge - £16,308.80 per annum

## The Chilterns

Approx. Gross Internal Area 1207 Sq Ft - 112.13 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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.