



Paddington Exchange 12 Hermitage Street,  
Paddington, W2

£1,100 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A fantastic two bedroom apartment set on the fourth floor (with lift) of this new development in the heart of Paddington. This is of the best connected areas in London, with bars, stylish restaurants and designer shopping all within easy walking distance. The apartment boast wooden flooring throughout, a modern kitchen, master bedroom with en-suite, second bedroom and separate bathroom. This lateral property of approximately 830sq ft also benefits a large balcony. With an extensive over-ground and underground rail network, Paddington Exchange is ideally situated for daily commuting not to mention the Heathrow Express which will take you to the airport in only 15 minutes. Available, furnished.

2 Bedrooms : 2 Bathrooms : 24-Hour Concierge : Lift : Balcony : Westminster Council Tax Band F : EPC Rating B

## Key Features

- FANTASTIC BALCONY
- LIFT
- COMFORT COOLING
- 24-HOUR CONCIERGE
- TWO BEDROOMS

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



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.