

L·D·B

SALES, LETTINGS
& MANAGEMENT



GLOUCESTER TERRACE, PADDINGTON

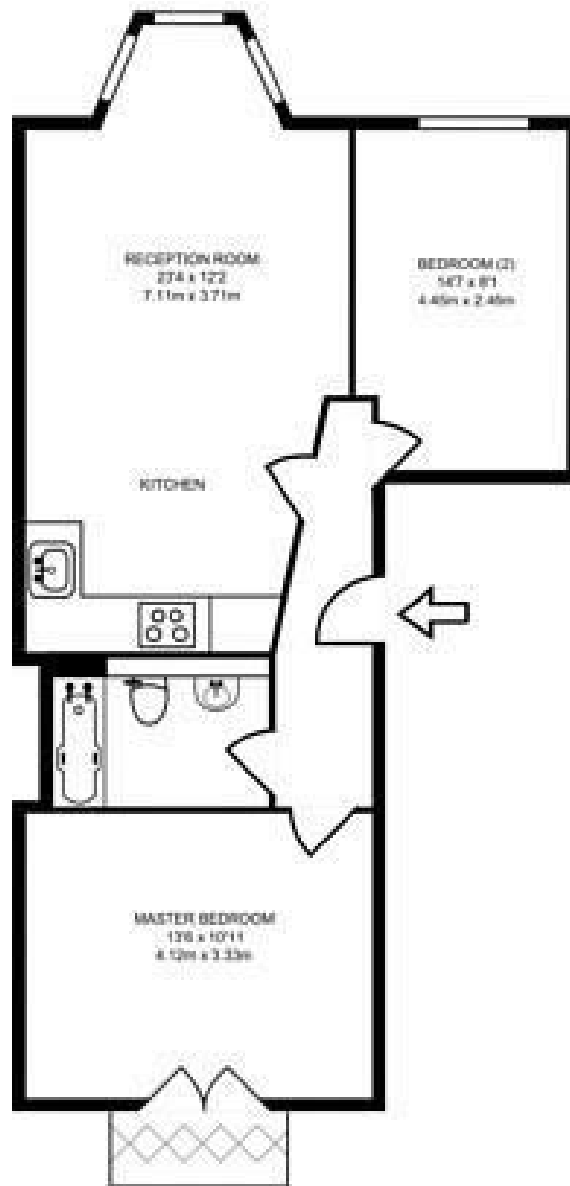
BACK TO THE MARKET IS THIS SPACIOUS AND BRIGHT TWO-BEDROOM FLAT LOCATED JUST MOMENTS AWAY FROM PADDINGTON STATION.

FEATURING TWO LARGE DOUBLE BEDROOMS, AN OPEN PLAN EAT-IN KITCHEN AND A MODERN FAMILY BATHROOM, THIS FLAT WOULD BE PERFECT FOR TWO SHARERS OR A COUPLE WHO'D LOVE TO BE CLOSE TO HYDE PARK, TRANSPORT LINKS TO THE CITY AND ALSO TO THE STUNNING CANALS OF LITTLE VENICE AND MAIDA VALE.

- FANTASTIC LOCATION
- JULIET BALCONY
- OPEN PLAN KITCHEN LIVING ROOM
- REAL WOOD FLOORS
- BRIGHT AND CLEAN
- CLOSE TO TRANSPORT LINKS

CALL LDB NOW TO AVOID DISAPPOINTMENT.

£2,900 PER CALENDAR MONTH



FIRST FLOOR

578 SQ FT/53.74 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	80
England & Wales		
EU Directive 2002/91/EC		