

L·D·B

SALES, LETTINGS
& MANAGEMENT



GLOUCESTER TERRACE, PADDINGTON

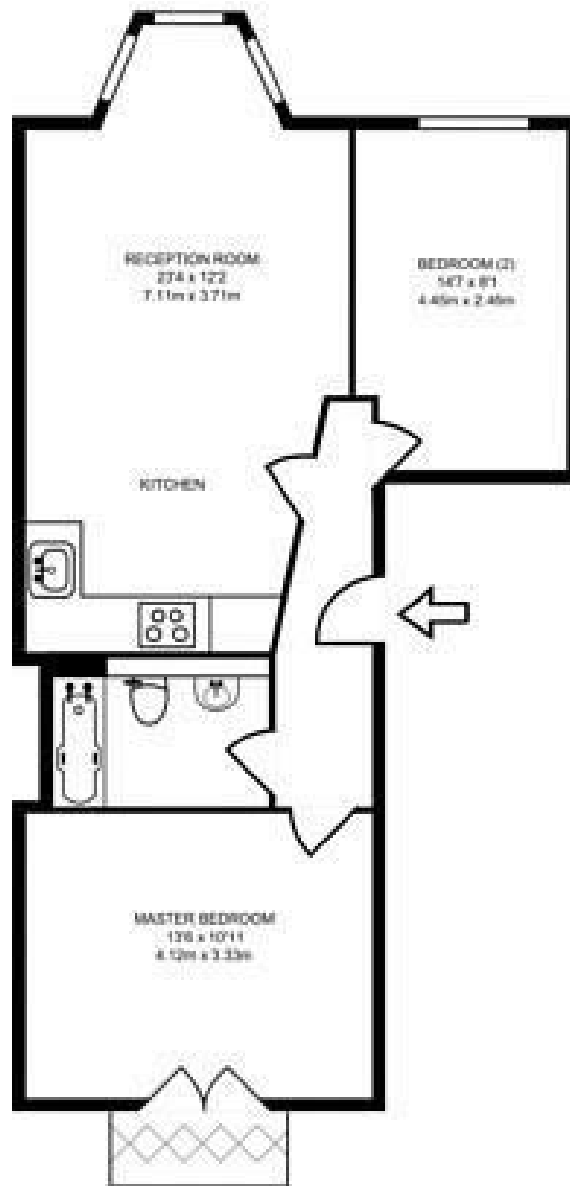
BACK TO THE MARKET IS THIS SPACIOUS AND BRIGHT TWO-BEDROOM FLAT LOCATED JUST MOMENTS AWAY FROM PADDINGTON STATION.

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	