



Praed Street, London W2 1NJ

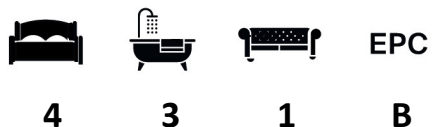
**WAYNE
& SILVER**

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This spacious apartment (approx 1,607 sq Ft) is exceptionally bright and spacious throughout with modern interior designs, spacious living areas, hard wood flooring, underfloor heating, integrated sound system, custom fitted wardrobes, a large terrace, elevator access, underground parking, a lengthy lease, and superb access to transportation options.

This immaculate apartment has recently undergone refurbishment, showcasing a generously proportioned and modern reception/dining area, a fully equipped kitchen featuring premium appliances, four good sized bedrooms, two luxurious ensuite bathrooms, an large family bathroom, cloakroom, ample storage space, and a terrace that offers breathtaking panoramic views of the City.

Lyntonia House is situated in the core of Central London. With the Regents Canal & Paddington Basin on its doorstep. Plenty of restaurants plus a Marks & Spencer nearby. Edgware Road (Circle, District, Hammersmith & City and Bakerloo lines) underground station as well as Paddington Station which provides city, national and International (Heathrow Express) Connections. Only 0.6m to Hyde Park, 0.7m to Regents Park, 1m to Selfridges, 1.6m to Harrods.

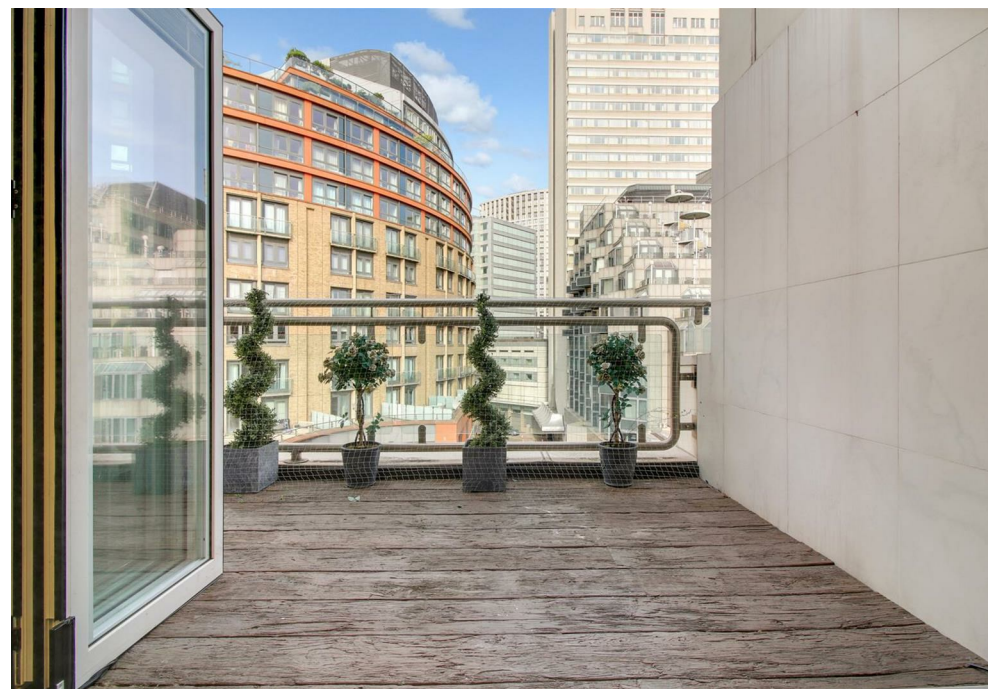


Guide price: £1,700,000

Tenure: Leasehold

Local Authority: Westminster City

Council Tax Band: F











SIXTH FLOOR

GROSS INTERNAL AREA: 1607 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

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