

For Sale



LCP/PrivateOffice
est.1990

St Michael's Street, Paddington W2

+44 (0) 207 723 1733 / sales@lcpprivate.com

£550,000

St Michael's Street, Paddington W2

£600,000

A ground and first floor duplex set within a private, gated development. Accommodation comprises a bright, ground floor reception room with open plan kitchen, and upstairs a bedroom (with Juliette balcony) and bathroom.

Located in one of the best-connected areas of central London, nearby transport links include the Underground from Paddington (Circle, District, Bakerloo, Elizabeth and Hammersmith & City Lines) and Lancaster Gate (Central Line), in addition to National Rail and Heathrow Express.

Asking Price: £550,000 STC

Lease: Share of Freehold

Council Tax: Westminster Band D

Service Charge: £1,948 per annum

Ground Rent: Peppercorn

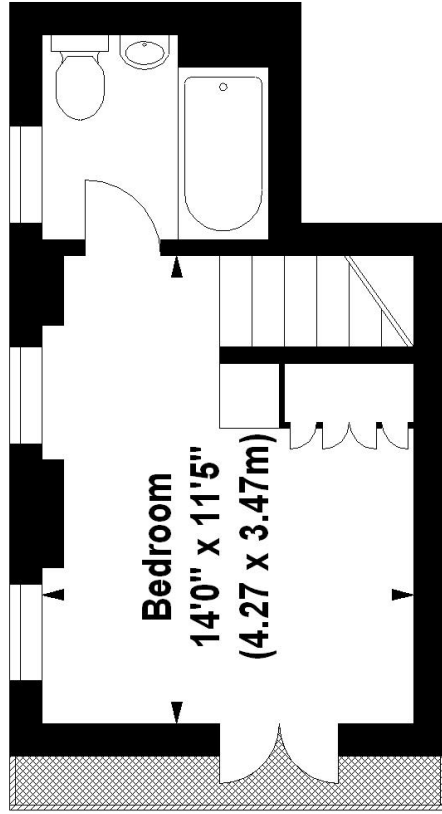
EPC Rating: 60 (Band D)



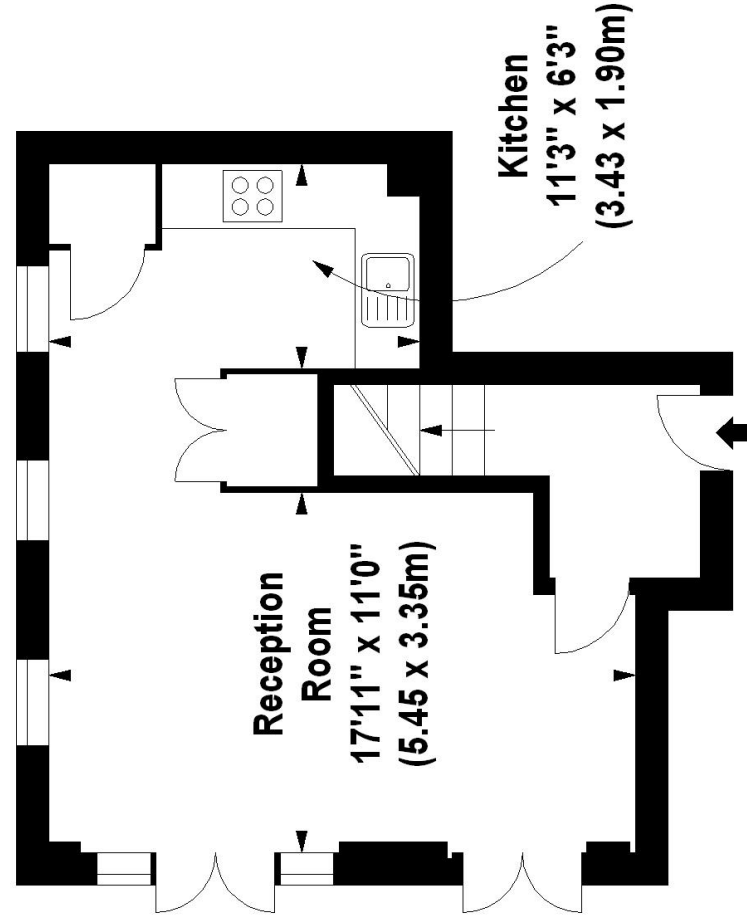


Saint Michael's Street, W2

Approx. Gross Internal Area *
548 Sq Ft - 50.91 Sq M



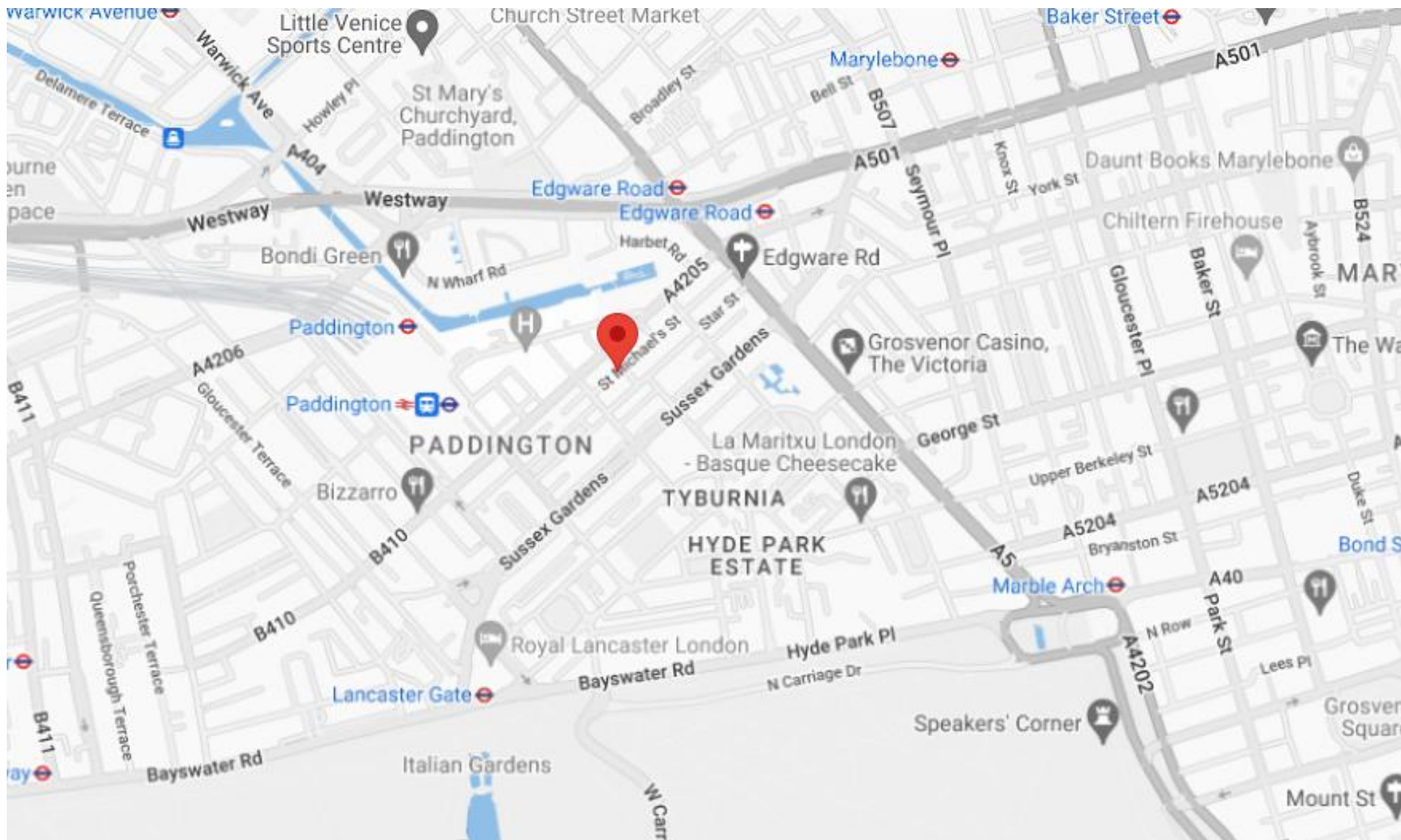
First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
© www.totalvista.co.uk 2012 (aa)

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



LCP

est.1990

+44 (0)207 723 1733
LCP House, Ogle Street,
London, W1W 6HU

contact@lcpprivate.com