



 1
Bedroom

 1
Bathroom



This one bedroom apartment is situated on the lower ground floor so has the added bonus of access to a large privet garden. The kitchen is equipped with a washing machine and dryer and there are two plasma TVs and vidio player. The apartment is within a short walk of the open green spaces of Hyde Park and transport links are excellent, being within a few minutes of Paddington station, Waitrose supermarket is on the building door step and both Bayswater and Queensway tube stations are few mins walk from the flat.

Orsett Terrace, Paddington W2

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Fully furnished, it is has wooden flooring and contemporary decor.

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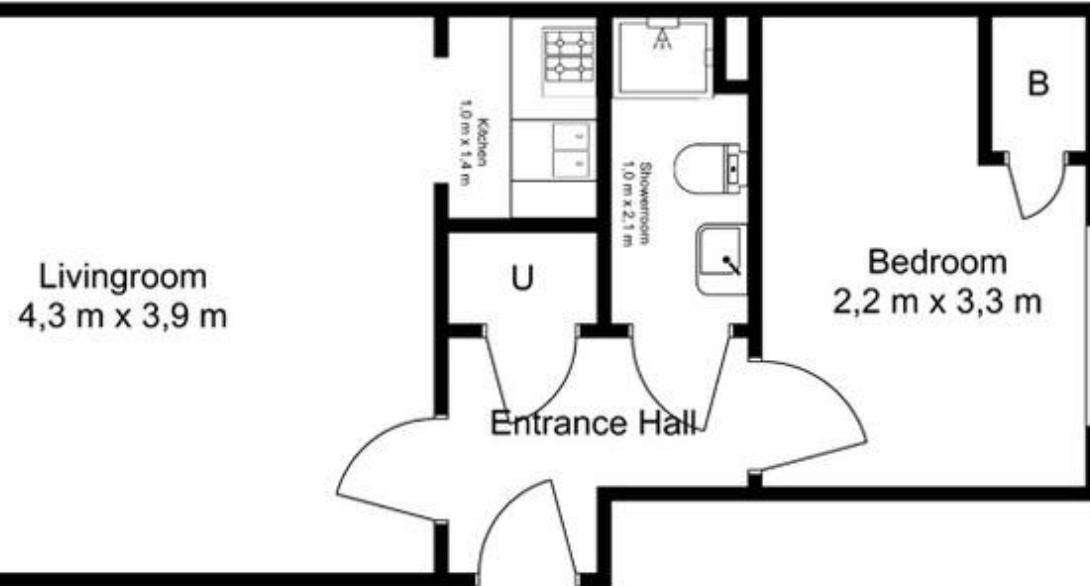
PRICE £450,000 LONG LEASEHOLD IN EXCESS OF 900 YEARS

SERVICE CHARGE APPROX £4500 PA

GROUND RENT - TBA

COUNCIL TAX BAND A

EPC BAND BAND D



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 | | |
| England & Wales | EU Directive 2002/91/EC | |



Total Area - 375 sq.ft - 34.8 sq.m

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

