



Westbourne Terrace
Paddington, W2





The property has been finished to a very high standard throughout and is offered on a furnished basis available for immediate occupation.

The property features a spacious reception room, a stunning open-plan kitchen and dining area, two double bedrooms, a study ideal for professionals working from home, a utility room, a wine cellar, and two modern bathrooms.

Superbly located on the alluring tree lined Westbourne Terrace, close to the green open spaces of Hyde Park, transport links located at Paddington Station and local shops, cafes, pubs and restaurants located in Paddington Basin.

- Newly refurbished
- 1209sq ft
- Brand new furniture
- Available now
- 2 bedrooms, 2 bathrooms
- Study room

£3,650 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £360

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: Five weeks
Local Authority: Westminster
Council Tax Band: G
EPC Rating: D
Furnished

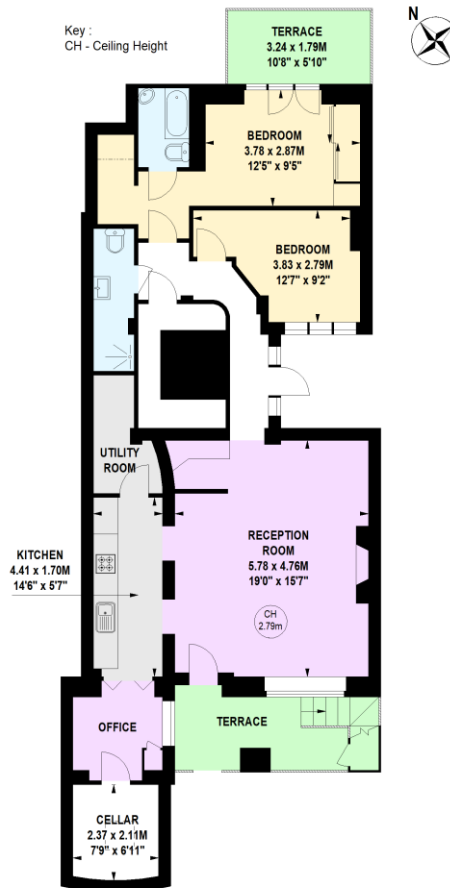
Chestertons Hyde Park & Marylebone Lettings

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Approximate gross internal area
112.32 sq m / 1209 sq ft
 (Including Terrace)
Terrace 15.61 sq m / 168 sq ft



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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