



Balmoral Apartments
Praed Street, W2





A well-presented fourth-floor apartment set within a popular 24-hour portered development, ideally located moments from Paddington Station.

The accommodation comprises a bright reception room, modern open-plan kitchen, spacious double bedroom and a contemporary bathroom, offering comfortable and practical living throughout.

Situated on Praed Street, with the surrounding Balmoral Apartments area providing a wide selection of shops, cafés, restaurants and everyday amenities. Excellent transport links are close by, including Edgware Road Underground Station, making this an ideal home or investment opportunity in a highly connected central London location.

- One bedroom one bathroom
- 24 hour portered building
- Wooden flooring
- Beautiful views of the basin
- Open plan living space
- Close to Paddington station

£2,500 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

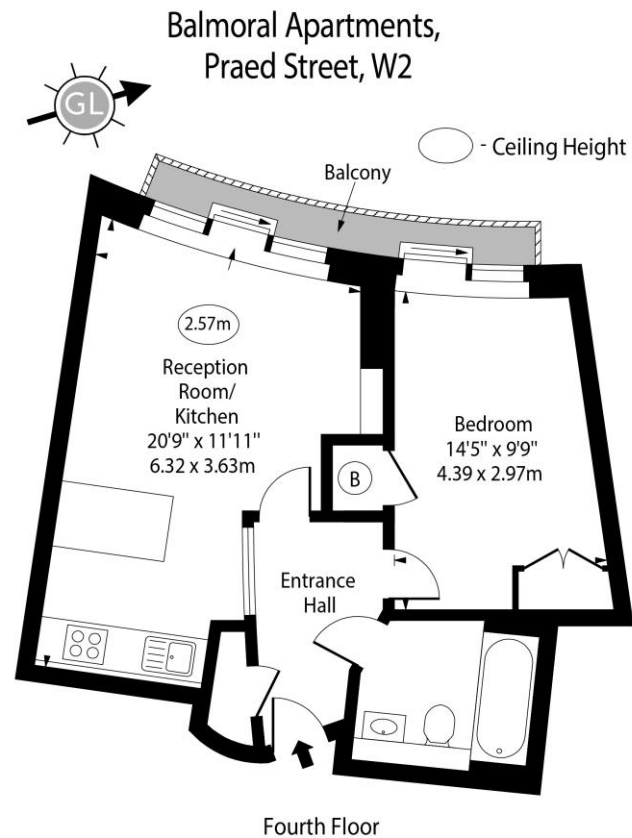
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: Five weeks
Local Authority: City of Westminster
Council Tax Band: E
EPC Rating: C
Furnished

Chestertons Hyde Park & Marylebone Lettings

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Approx Gross Internal Area 485 Sq Ft - 45.06 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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