



## Betula House Paddington Gardens, London, W2 1DT

**£6,600 Per Month**



Beautiful 3-bedroom 2-bathroom apartment with ample natural light and spectacular views featuring floor-to-ceiling windows, bespoke kitchen, engineered wooden flooring and large balcony facing the garden.

The property includes a walk-in wardrobe in the master bedroom, large living area, and spacious bedrooms.

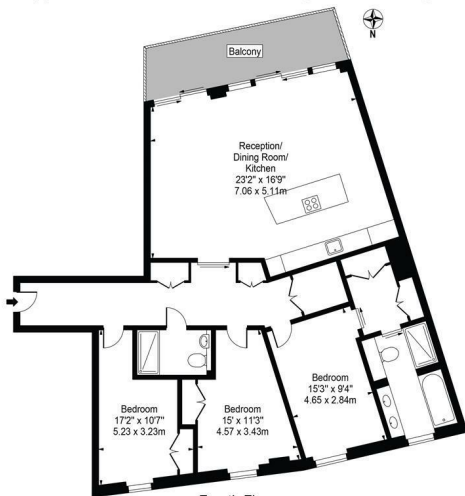
Set in Paddington Gardens, one of Paddington's newest luxury developments set in over an acre of private landscaped gardens, 24 hour concierge, with close proximity to good transport links, shops and restaurants.

- Beautiful Spacious Apartment
- 2 Bathroom
- Floor-to-Ceiling Windows
- Large Kitchen Island
- 24 Hour Concierge
- 3 Bedroom
- Garden Facing Large Balcony
- Large Living Space
- Walk-In Wardrobe
- Council Tax Band: G



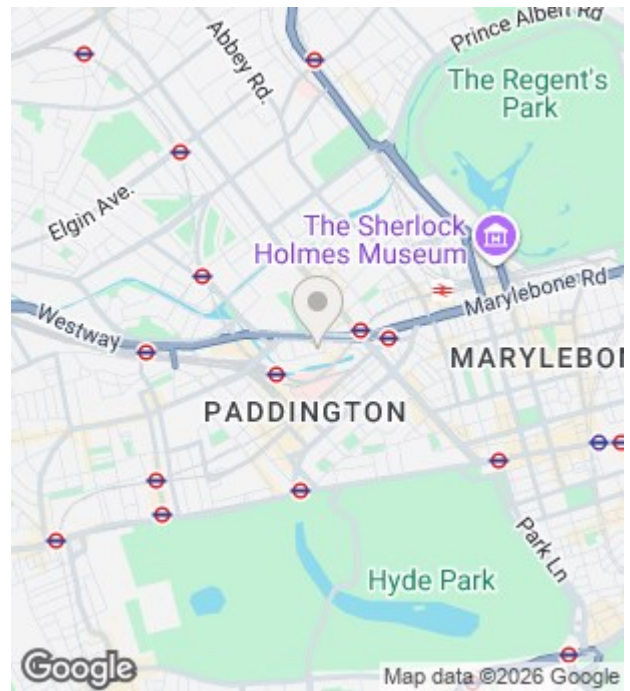


**Betula House**  
 Approx. Gross Internal Area 1354 Sq Ft - 125.79 Sq M



**Fourth Floor**  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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