



St Marys Terrace

London, W2

Guide Price £695,000

Positioned on the garden level of a charming stucco fronted building with its own private entrance is this charming and beautifully finished two bedroom, two bathroom apartment.

With abundant natural light throughout and a wonderful private patio garden, the accommodation comprises a spacious entrance hall, open plan kitchen reception, master bedroom with en suite bathroom and a second double bedroom which is served but a family bathroom.

St Mary's Terrace is located close to the many shops, cafes and restaurants on both Clifton Road and Paddington. Just 0.5 miles away is access to a number of transport links at Edgware Road Underground station (Bakerloo, Hammersmith & City, Circle, District lines). Warwick Avenue station (Bakerloo line) is a short stroll away and Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.

CHESTERTONS



St Marys Terrace

London, W2

- A charming two-bedroom apartment finished to a high specification throughout.
- Spanning approximately 710 square feet and benefitting from a charming and private patio garden.
- Benefitting from an exceptionally long lease well over 900 years.
- Situated on St Marys Terrace within close proximity of the canal.



Tenure: Leasehold 953 years 7 months

Service Charge: Ad hoc - roughly £400 - £450 per annum

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	56 D	67 D
21-38	F		
1-20	G		

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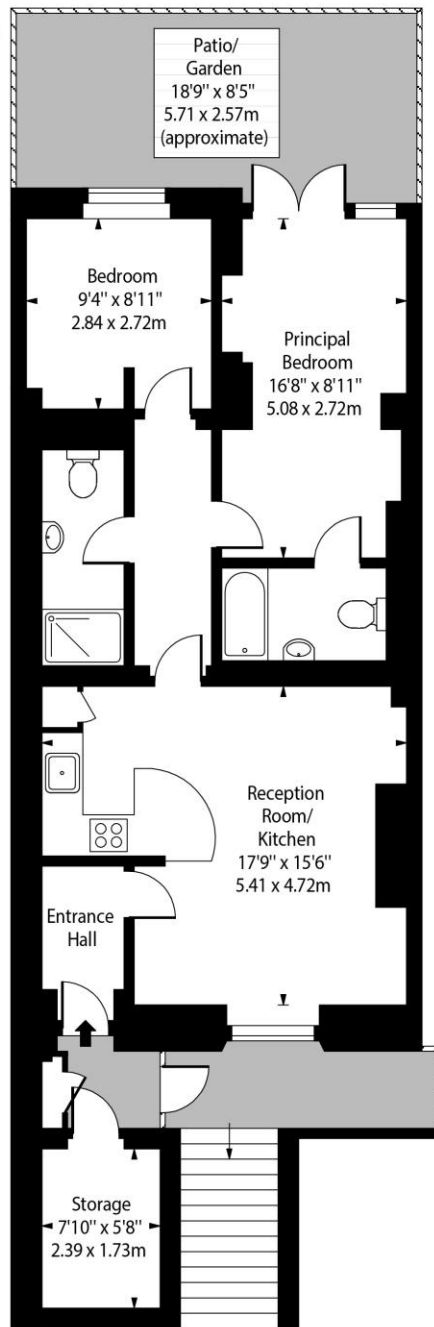
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St. Marys Terrace, W2

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 710 Sq Ft - 65.96 Sq M

(Excluding Storage)

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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