



**The Quadrangle, Paddington, London, W2**

Rent £700 Per Month

1 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



**NEWINGTON**  
— ESTATES —

60 Upper Montagu Street

London

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A well-presented apartment finished to a high standard throughout, featuring light wood flooring, a bright and spacious reception room, and a contemporary kitchen with integrated appliances.

Set within a secure, well-maintained development with porter service and lift access, the property enjoys a peaceful, elevated position above street level. It is conveniently located within easy reach of Bayswater station and Queensway station, with Paddington Station also nearby, providing access to National Rail services and the Elizabeth Line.

EPC rating: D

## Energy Efficiency Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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