



Let **UK** Home

2 Bedrooms

Flat

Located in London

£3,400 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



2 Mile Walk London

NW6 5HB



Let UK Home are excited to offer this stunning two bedroom apartment in Orwell House, part of the North West Quarter development.

This bright two-bedroom apartment features an open-plan kitchen/living/dining area with direct access to a large balcony, ideal for entertaining or relaxing. The primary bedroom includes an en-suite bathroom and fitted wardrobe, while the second bedroom is served by the main family bathroom. Both bedrooms are generously sized, and the layout also includes a utility/storage space housing the washing machine, offering practical, modern living across 71 sq m.

This residence boasts complete on-site facilities, including full CCTV surveillance for maximum security, private resident mailboxes and exclusive rooftop sky terraces where residents can enjoy stunning London skyline views.

Boasting an unbeatable location, it offers effortless commutes to London's university zone, within easy reach of top-tier universities such as UCL, KCL, LSE and the University of Westminster. Queen's Park Underground Station serving Bakerloo Line and Overground is just a short walk away. It also provides smooth access to London City, Gatwick and Heathrow Airports, ideal for business trips and travels.

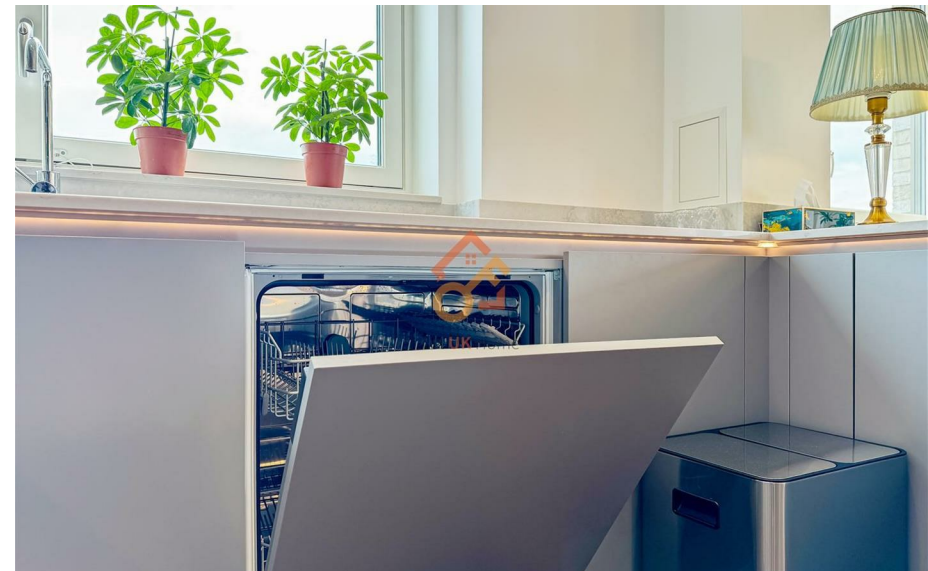
For leisure pursuits, the vast 30-acre Queen's Park is nearby, perfect for daily walks, weekend picnics, tennis and various outdoor activities. The surrounding high street is fully equipped with M&S supermarket, restaurants, cafes and fitness centres. Vibrant Salisbury Road with abundant shops and diners is also within walking distance, bringing convenient and fulfilling urban living.

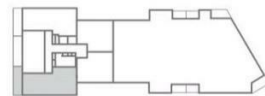
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- 9th Floor
- Rooftop Terrace
- EPC Rating: B

- CCTV
- Residents Mailbox
- Virtual Tour Available





Kitchen/Living/Dining Area	5.46m x 5.00m	17'11" x 16'8"
Bedroom 1	3.77m x 3.62m	12'4" x 11'10"
Bedroom 2	3.77m x 3.45m	12'4" x 11'4"
Balcony	6.62m x 1.93m	21'8" x 6'4"
TOTAL AREA	760 sq ft / 71 sq m	

- Level
- 08
- 09
- 10
- 11
- 12
- 13
- 14
- 15



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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: D

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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