







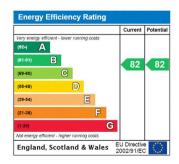
Modern one bedroom apartment with 24hr porter

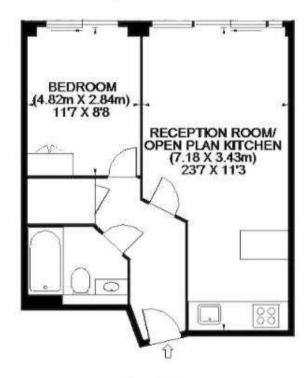
FULL DETAILS

A modern one bedroom apartment located in this portered building in the sought after Paddington Basin development. This fifth floor apartment has great natural light, wooden floors and a modern kitchen and bathroom. Situated moments from Paddington rail and tube station including the Heathrow Express / Elizabeth line. Marylebone and London's West End are a short walk away.

PROPERTY FEAUTURES

- Double Bedroom
- Wooden Floors
- Bathroom
- Modern Block with on-site porter & lift
- Open Plan Kitchen / Reception room
- Lovely location by Paddington basin
- Short Walk to Paddington Station & the **Heathrow Express**
- 452 sq ft / 42 m2





FIFTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 452 SQFT 42 SQM

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.