



Hermitage Street, Paddington, W2

Price Reduced to: £850,000

 Benham
& Reeves

Hermitage Street, Paddington, W2

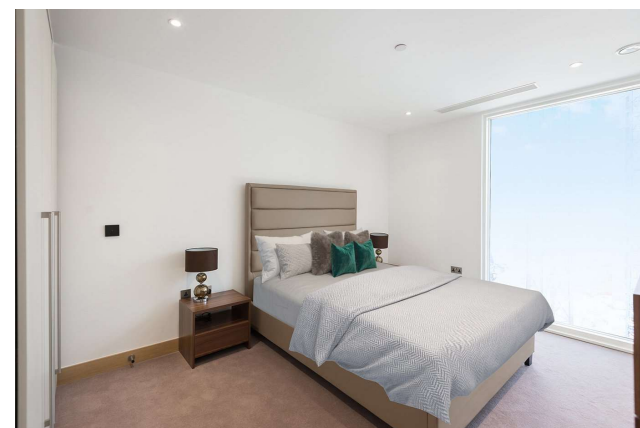
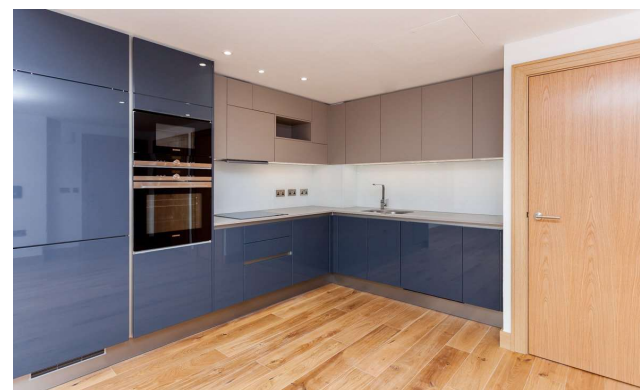
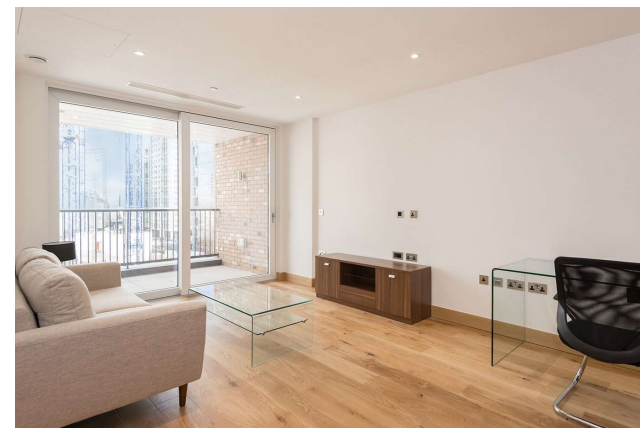
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stylish one bedroom apartment is situated on the sixth floor of the fabulous Paddington Exchange.

Comprising a large open plan kitchen/reception room with dining space and sizeable floor to-ceiling windows leading out to a balcony. There is a fully fitted, modern kitchen area with built-in Siemens appliances, a double bedroom with built-in wardrobes, a modern bathroom with a bath and walk-in shower, private balcony (63 Square Feet) also accessible from the main bedroom, storage room and a sizeable utility room. The property further benefits from air conditioning, under floor heating, wall-mounted climate sensor, double glazed windows and hardwood flooring throughout.

Further benefits include 24 hours security, concierge, CCTV, lift access, resident lounge (1st floor) and two sky terraces (9th floor).

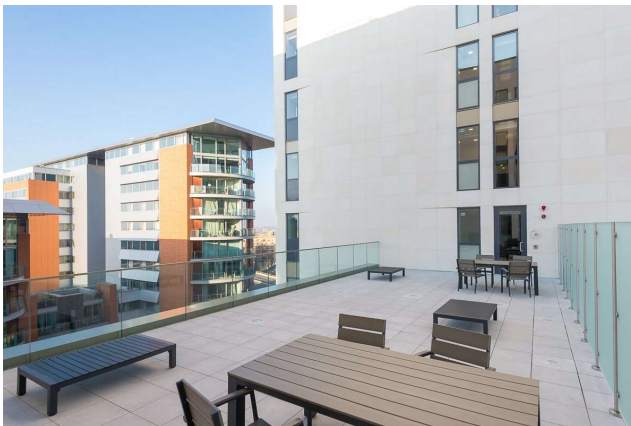
Paddington Exchange development has facilities to include 24 hours security, concierge, CCTV, lift access, residents' lounge (1st floor) and two sky terraces (9th floor). The development is very well located to the transport links of Paddington and Edgware Road Underground stations and Paddington Railway station being very close by (Elizabeth, Circle, District, Bakerloo Lines, National Rail and Heathrow Express).





Property Features:

- One Bedroom
- One Bathroom
- Sixth Floor
- 626 Square Feet (Approx.)
- 24 Hour Concierge
- Communal Garden and Sky Terrace
- Paddington Station (0.3 miles)

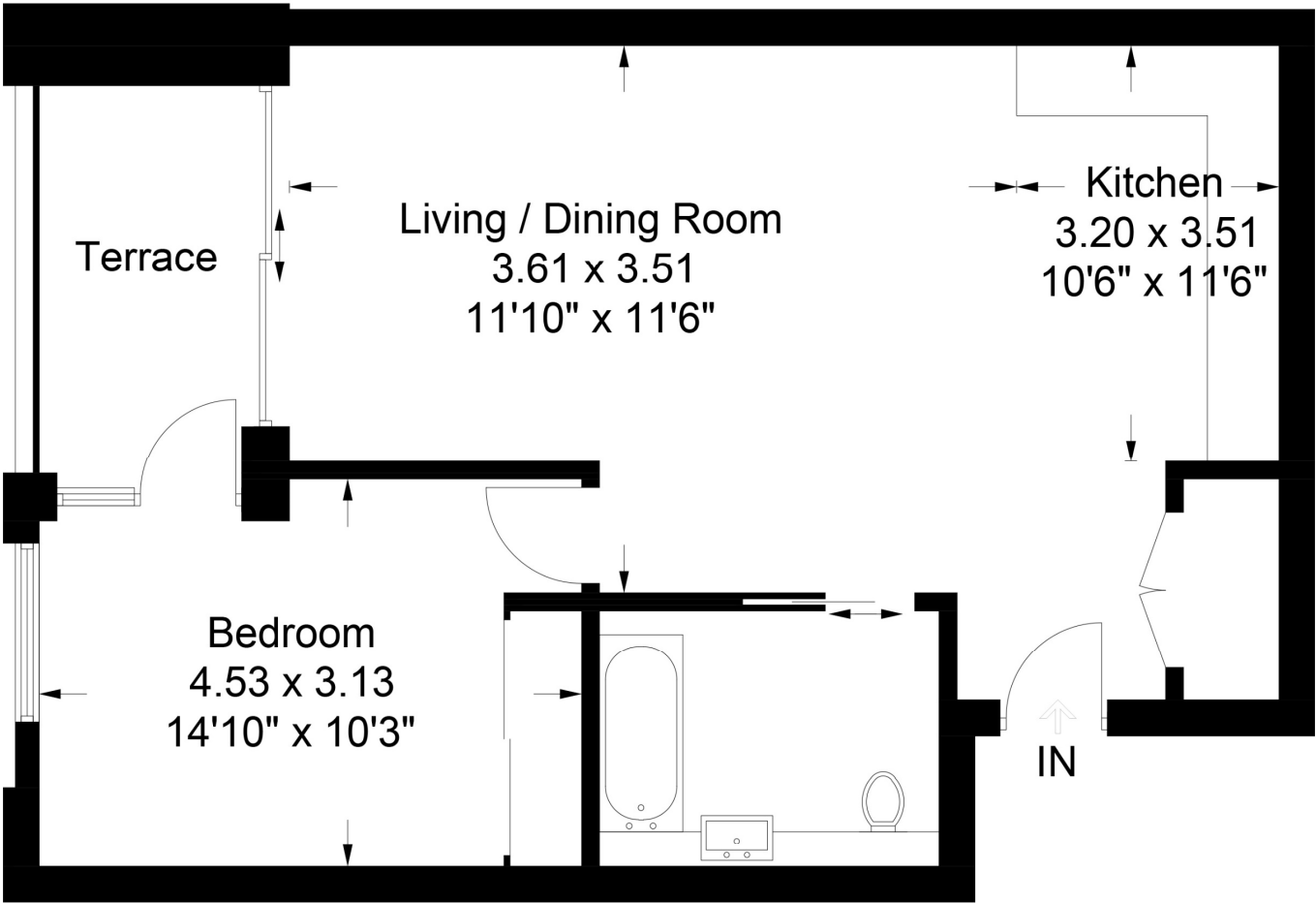


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Paddington Exchange, Paddington, W2

Approximate Gross Internal Area = 58.1 sq m / 626 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Chase Evans makes every attempt to ensure accuracy, however all measurements are approximate.
All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to:	£850,000
Tenure:	Leasehold Expires 24/03/3013 Approximately 989 Years Remaining
Ground Rent:	£500 (per annum) Review Period: 10 Years
Service Charge:	£5564.85 (per annum) for the year 2023
Anticipated Rent:	£0 pcm Approx. % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220092

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W: www.benhams.com

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