



Chilworth Mews, Paddington, W2

Asking Price: £450,000

 Benham
& Reeves

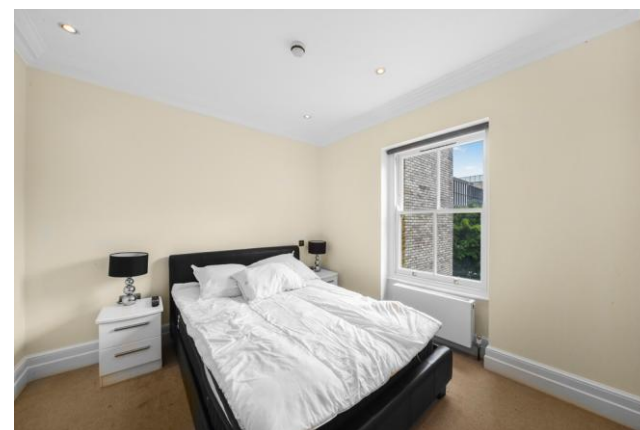
Chilworth Mews, Paddington, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern and sleek one bedroom apartment located on the third floor of Chilworth Mews. Spanning an approximate 408 square feet, this apartment comprises a bright open-plan reception room with a fully fitted integrated kitchen featuring well-known appliances and white gloss cabinets. There's a double bedroom with a floor-to-ceiling wardrobe allowing for lots of storage space; and a sleekly designed bathroom with overhead shower, tiled walls, heated towel rack and mirrored storage cabinet. Other benefits include gas central heating, wood flooring in the reception room and carpet, for added comfort, in the bedroom.

Chilworth Mews is moments from the shops, restaurants, cafes and bars of popular W2 areas such as Paddington, Bayswater and Queensway. The open spaces of Hyde Park and the amenities of the West End are a short journey away.

The development is ideally located a short walk from Paddington (Bakerloo, District, Circle and Hammersmith & City lines) underground station, as well as Paddington National Rail station, which offers the Heathrow Express.

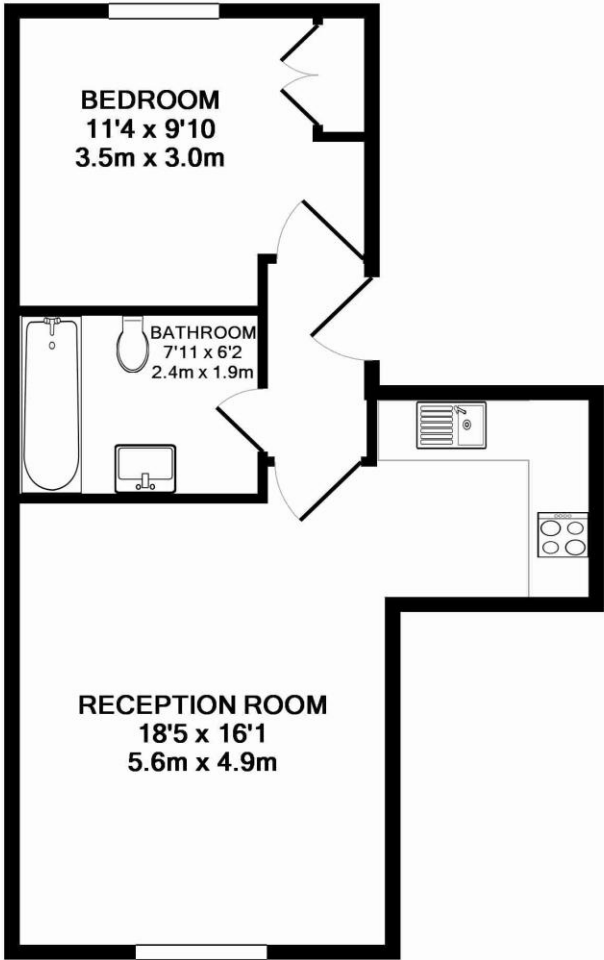





Property Features:

- One Bedroom
- One Bathroom
- Second Floor
- 408 Square Feet (Approx.)
- Open Plan Living Area
- Fully Fitted Sleek Kitchen
- Modern and Spacious
- Close To Local Amenities
- Moments From Bayswater and Queensway
- Paddington Station (Zone 1)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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 	

W2 - 2ND FLOOR
TOTAL APPROX. FLOOR AREA 37.9 SQ.M. (408 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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Asking Price:	£450,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,490.26 (per annum) for the year 2025
Anticipated Rent:	£2,102.00 pcm Approx. 5.6 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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