



Sheldon Square, Paddington, W2

Offers over: £500,000

 Benham
& Reeves

Sheldon Square, Paddington, W2

 Studio  1 Bathroom (s)  Share of Freehold

Larger than average studio apartment situated on the first floor, spanning an approximate 469 square feet. The apartment is presented to a high specification throughout, with a full width winter garden with direct views over the Grand Union Canal.

Features include an open plan kitchen/living area, fully fitted 3-piece bathroom suite and ample storage

Sheldon Square is a popular complex forming part of Paddington Basin which benefits from almost unparalleled transport links, including Brunel's Grade I listed Paddington Station (Circle, District, Bakerloo, Hammersmith & City lines, National Rail and Heathrow Express). The widely anticipated Crossrail / Elizabeth line will connect London east to west with a major hub at Paddington. Queensway, Hyde Park and The A40 (M) are also close by.

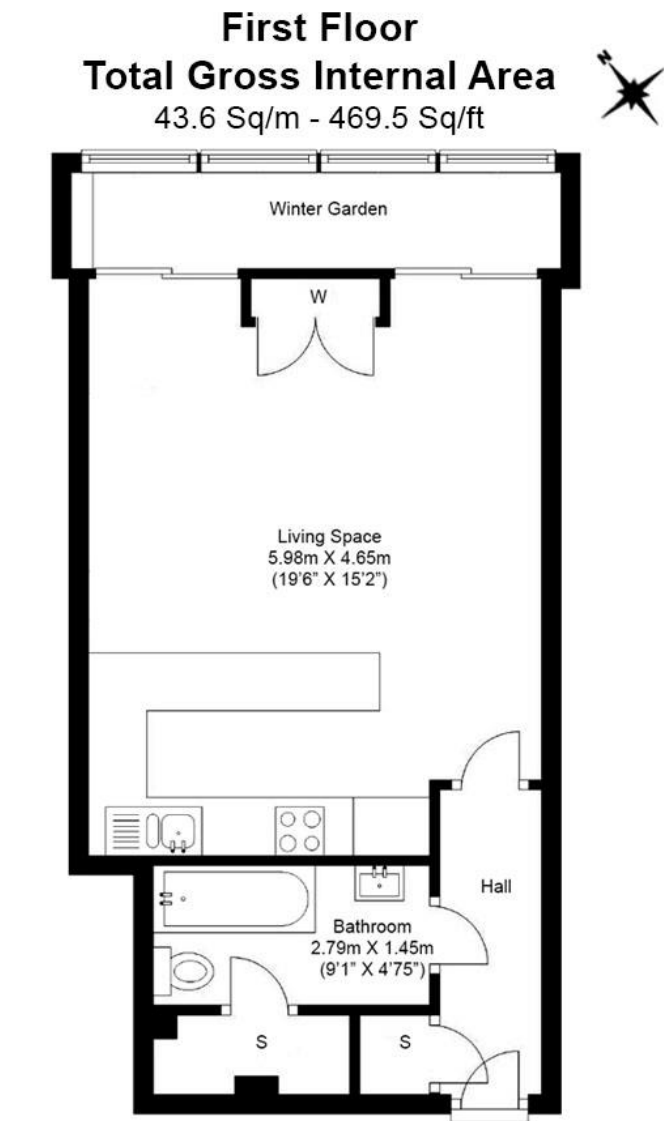





Property Features:

- Studio Apartment
- First Floor
- 469 Square Feet (Approx.)
- Larger Than Average
- Winter Garden
- Portered Building with Lift
- Edgware Road and Paddington Underground and Rail Station (Zone 1)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

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

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Tenure: Share of Freehold
Expires 18/05/2103
Approximately 79 Years Remaining

Service Charge: £2400 (per annum) for the year 2022

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220094

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