



CRAVEN HILL GARDENS, PADDINGTON, W2
£540 per week*

Carter Jonas

Craven Hill Gardens, W2

A well presented one double bedroom apartment positioned on the first floor of a white stucco fronted period building with a sunny, South facing reception room and balcony. EPC rating: E. This charming apartment comprises a bright reception room with wooden flooring, high ceilings and floor to ceiling windows that allow access to a private balcony, a smart semi open plan reception room, double bedroom with fitted wardrobes and modern bathroom. Part-furnished

Additional benefits include access to the pretty, private communal gardens.

Craven Hill Gardens is a peaceful residential street in an enviable location within a short walk of Hyde Park, Lancaster Gate station (central line) and Paddington station.

Minimum Tenancy Length: 12 months

Deposit required: 5 weeks (£2,538.46)

Westminster City Council - Council Tax Band: D

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

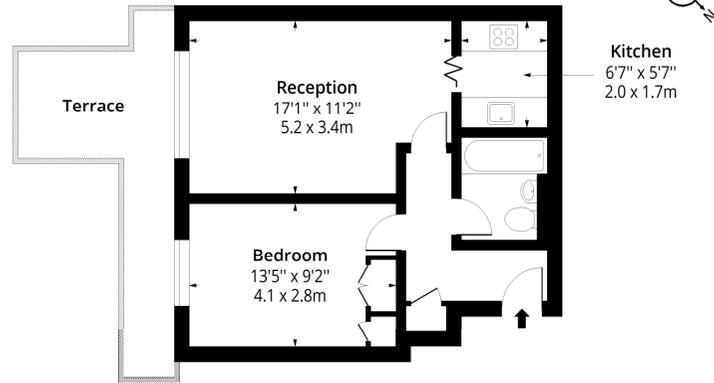
For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

- Council Tax Band = D
- Deposit Required = £2,675.00
- First floor apartment (with lift)
- Period conversion
- Tall ceilings
- Private balcony
- EPC = E
- Paddington & Lancaster Gate stations

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Area 467 Sq Ft - 43.38 Sq M
Approx. Gross Terrace Area 123 Sq Ft - 11.43 Sq M



Second Floor
Floor Area 467 Sq Ft - 43.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpplus.com

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Classification L2 - Business Data

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