



CHILWORTH STREET, PADDINGTON, W2
£1,175,000 SHARE OF FREEHOLD

**WITH ITS OWN PRIVATE ENTRANCE, A SPACIOUS, TWO
BEDROOM, TWO BATHROOM, DUPLEX APARTMENT WITH
CLOSE PROXIMITY TO HYDE PARK AND PADDINGTON
MAINLINE STATION.**

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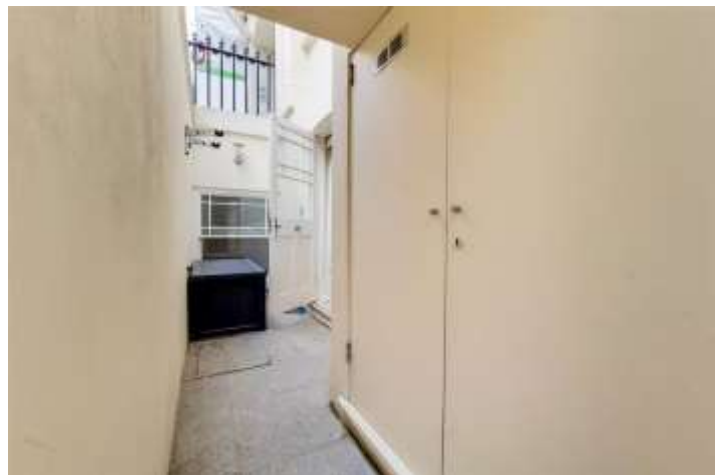
DESCRIPTION:

Offering a well-proportioned, circa 27 ft. x about 12 ft. light reception room with a fabulous ceiling height and ideal for relaxing and entertaining. Further features of note include; share of freehold, a cloakroom, beautifully appointed bathrooms, dressing area in the master suite and extensive fitted cupboards. Chilworth Street is located north of Hyde Park, and about equidistant between Notting Hill to the West, and Marylebone to the East. It is ideally placed for St Mary's Hospital, which is less than about half a mile to the North East. The property is also well served for transport links including: Lancaster Gate (Central Line), National Rail (Paddington), Heathrow Express and the forthcoming and imminent Crossrail / Elizabeth line.
Service Charge - About £4,000 p.a | Ground rent - NIL



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GROUND INTERNAL AREA (GIA)
The footprint of the property
111.40 sqm / 1199.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
104.32 sqm / 1127.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

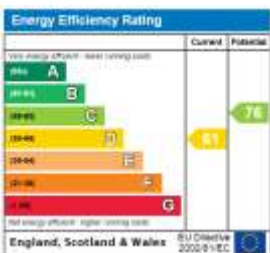
INTERNAL AREA EXCLUDING
CLOSET, HALL, STAIRS, L.I.C. etc.
1.54 sqm / 16.56 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standard. Plans and graphics are illustrative only and excluded from all price calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the residential rooms length and width are the maximum points of measurement captured in the scan.

NET INTERNAL AREA (NIA) 104.32 sqm / 1127.20 sqft
GROSS INTERNAL AREA (GIA) 111.40 sqm / 1199.10 sqft
NET AREA EXCLUDING CLOSET, HALL, STAIRS, L.I.C. etc. 1.54 sqm / 16.56 sqft
NET AREA EXCLUDING CLOSET, HALL, STAIRS, L.I.C. etc. 104.32 sqm / 1127.20 sqft

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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