



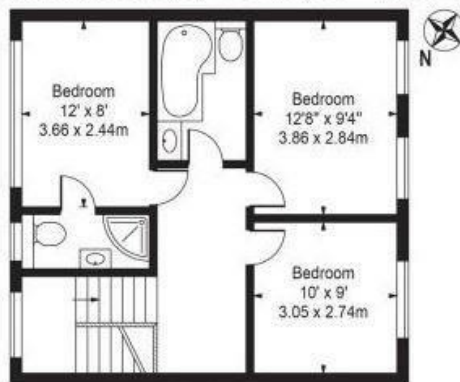
Norfolk Crescent, Paddington, W2 £2,850 Per Month Furnished

Located within this residential building with lift, porter and off street parking is this recently refurbished apartment in Hyde Park W2. The property is well presented throughout and comprises a sizeable reception room and large windows letting in lots of natural light, a separate smart fully fitted kitchen with dining area, master bedroom with an en suite shower room, two further double bedrooms, family bathroom and guest cloakroom. Norfolk Crescent is located on the prestigious Hyde Park Estate offering easy access to the beautiful open spaces of Hyde Park and the boutique shops and restaurants of Connaught Village and Marylebone. Marble Arch (Central line) and Paddington mainline (Network Rail, Heathrow Express) and underground (Hammersmith & City, Circle, Bakerloo and District lines) stations are within close proximity. Crossrail will commence services from Paddington station in 2018, which will offer faster journey times across London into the City and Canary Wharf.

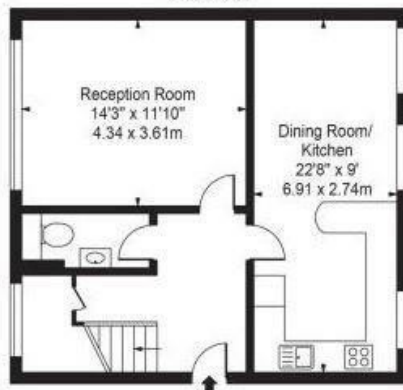


Raynham

Approx. Gross Internal Area 1104 Sq Ft - 102.56 Sq M



First Floor



Raised Ground Floor

For Illustration Purposes Only - Not To Scale

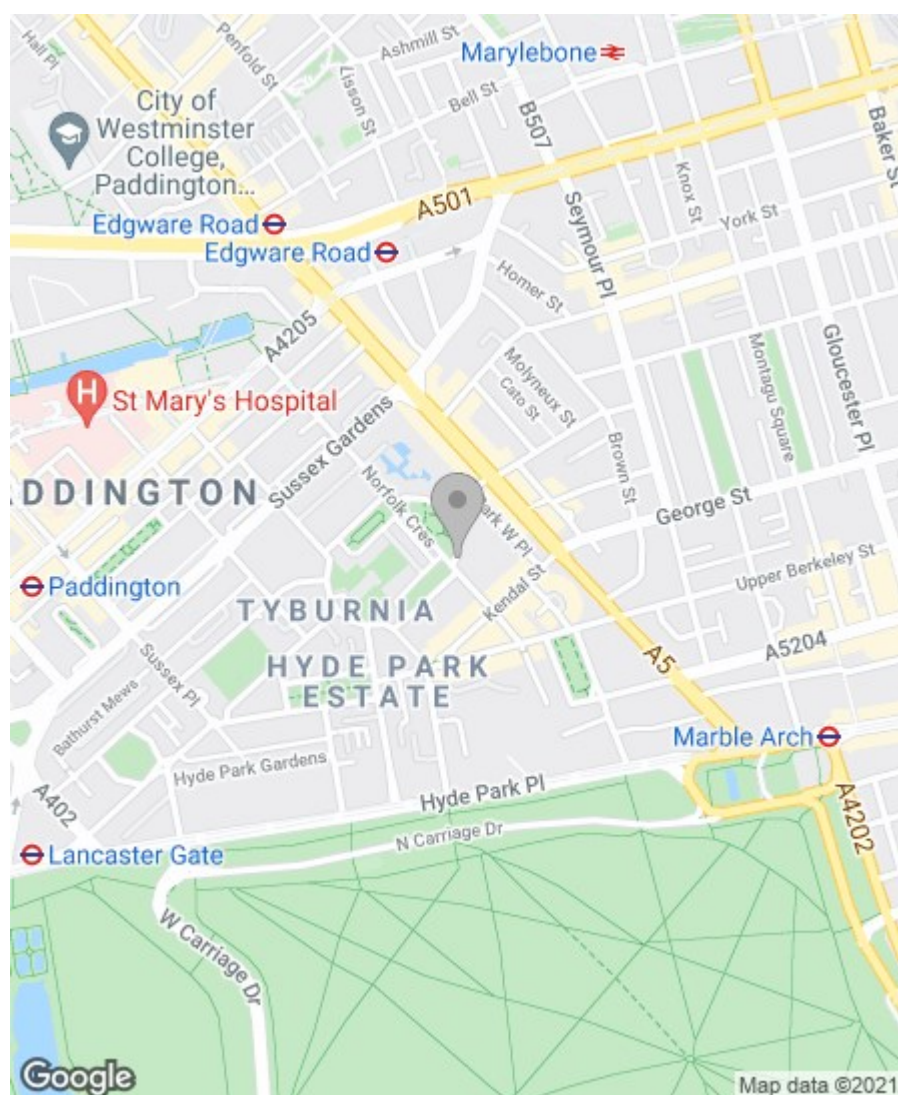
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview

Location	Paddington, W2
Price	£2,850 Per Month
Bedrooms	3
Bathrooms	2
Receptions	2
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- 3 Bathrooms
- Bathroom
- Shower Room
- Guest Cloakroom
- Wooden Floors
- Great Location
- Close to Transport Links
- Off Street Parking
- Moments from Amenities



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	69

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).