



## PADDINGTON STREET, MARYLEBONE, W1U 1 BED APARTMENT

£3,000

A one bedroom, first floor apartment offers well presented interiors with spacious accommodation situated in the heart of Marylebone.

The property comprises of a separate kitchen, spacious reception area double bedroom with fitted wardrobes and a modern tiled bathroom.

Situated moments from the amenities of Marylebone and within easy reach of the shops, bars and restaurants of Baker Street, Montagu Mansions is also ideally located close to the green open spaces of Regent's Park.

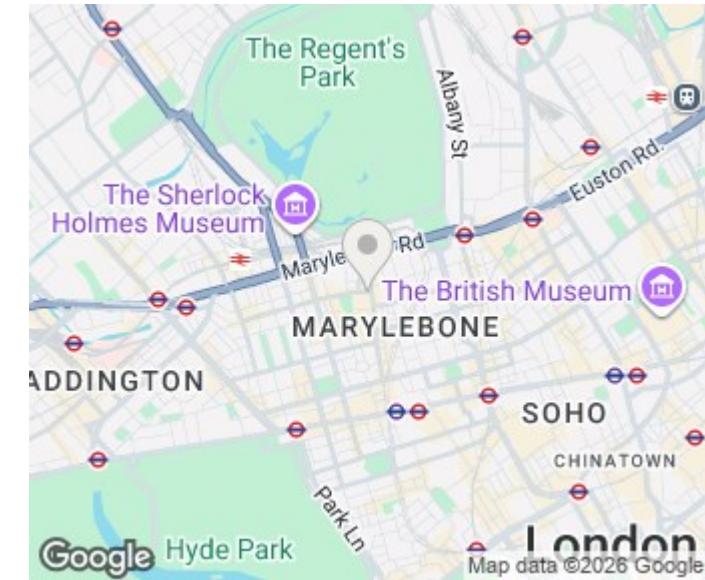
**Hemmingfords**



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 570 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQM	Paddington Street
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/07/23 photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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