



LONDON, W2

£695 pw



3 Bedrooms



2 Bathrooms

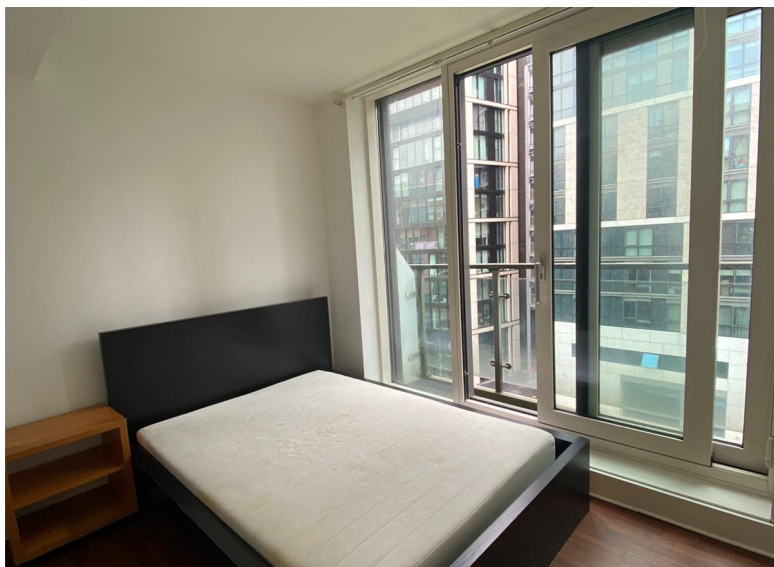
A spacious three bedroom apartment located on the 4th floor in a popular modern development in Paddington by the Paddington Basin. The apartment comprises three double bedrooms, two bathrooms (1 en suite) and a large open plan kitchen/reception room. The property benefits from floor to ceiling windows, great views of the Grand Union Canal and 24 hour concierge. Excellent transport links: Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo lines). All shops, restaurants, bars on your doorstep.

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Registered in England No: 3378263 Registered Office: 21 George Street, London W1U 3QW VAT No: 815561727





Fees & Charges:

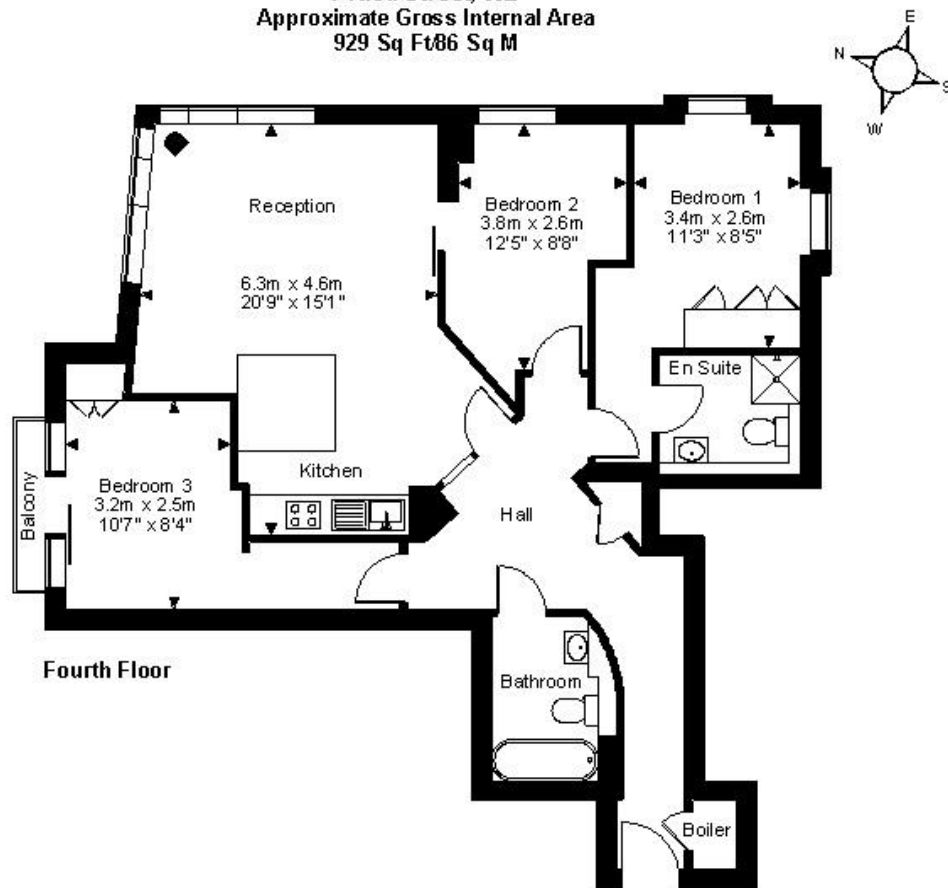
According to current legislation and based on information from the government website starting from the 1st June 2019 the only payments that landlords or letting agents can charge to tenants in relation to new contracts are:

- Rent
- a refundable tenancy deposit capped at no more than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above
- a refundable holding deposit (to reserve a property) capped at no more than 1 week's rent
- payments associated with early termination of the tenancy, when requested by the tenant
- payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of the tenancy
- payments in respect of utilities, communication services, TV license and council Tax
- a default fee for the late payment of rent and replacement of a lost key / security device giving access to the housing, where required under a tenancy agreement

Disclaimer

Whilst every effort has been made to ensure that the property details are correct, we cannot accept any liability for any errors/omissions and we firmly advise you to double check all detail and photos supplied on your own risk. Photographs show only certain parts of the property as they appeared at the time they were taken. Please contact us for further information regarding Approved Money Protection (CMP) scheme or the property ombudsman which we are a member of.

Praed Street, W2
Approximate Gross Internal Area
929 Sq Ft/86 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Coming soon

