



Balmoral Apartments, Praed Street, Marylebone, W2

Asking Price: £775,000

Benham
& Reeves

Balmoral Apartments, Praed Street, Marylebone, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A third floor one bedroom apartment set within a popular modern development with 24-hour concierge.

The accommodation comprises an entrance hallway, an open-plan kitchen/reception room with access to a larger-than-average 29' x 23' roof terrace, a double bedroom with built-in storage, and a modern bathroom.

Balmoral Apartments is the flagship building of the popular West End Quay development located at Paddington Basin.

Nearby transport links include Edgware Road (Circle, District and Bakerloo lines), Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail, Heathrow Express.) The new Elizabeth Line (Cross Rail) connects London east to west with a major hub at Paddington.

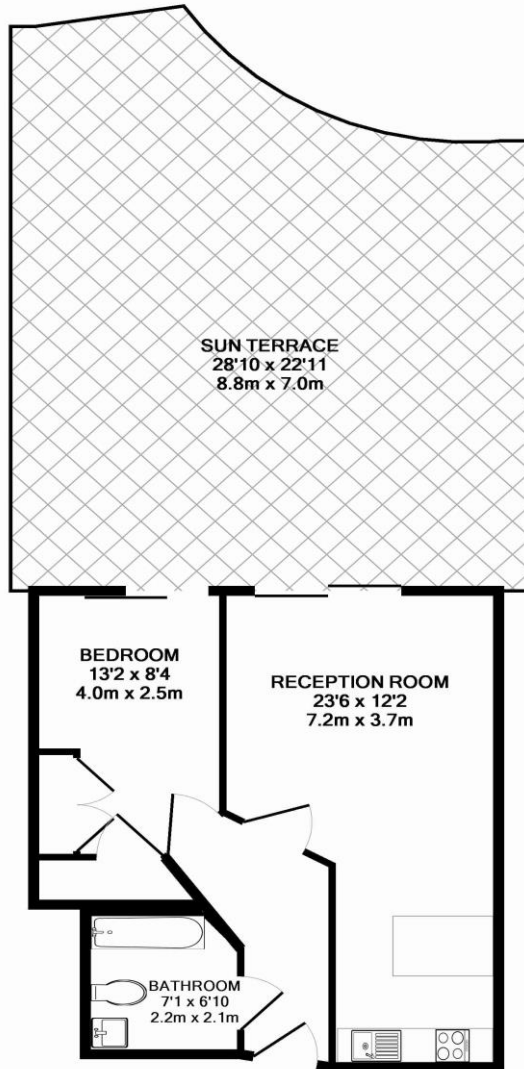




Property Features:

- One Bedroom
- One Bathroom
- 456 Square Feet (Approx.)
- Third Floor
- Open Plan Living/Kitchen Area
- Large Terrace
- Excellent Location
- Portered Development
- Paddington Station (Zone 1)





BALMORAL APARTMENT W2
TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£775,000
Tenure:	Leasehold Expires 01/01/2991 Approximately 966 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£3,873.70 (per annum) to June 2024
Anticipated Rent:	£2,383.00 pcm Approx. 3.7 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240036

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

