



Sheldon Square, Paddington, W2

Asking Price: £775,000

Benham
& Reeves

Sheldon Square, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Maintained to a very high standard and situated on the seventh floor is this fabulous two bedroom, two bathroom apartment.

Accommodation is arranged over an approximate 710 square feet and comprises a reception room, leading to a separate fitted kitchen area (accessed via sliding doors), a principal bedroom with en suite shower room, built-in wardrobe and a second double bedroom. Further benefits include ample storage, wooden flooring, air conditioning, residents' lift & porter.

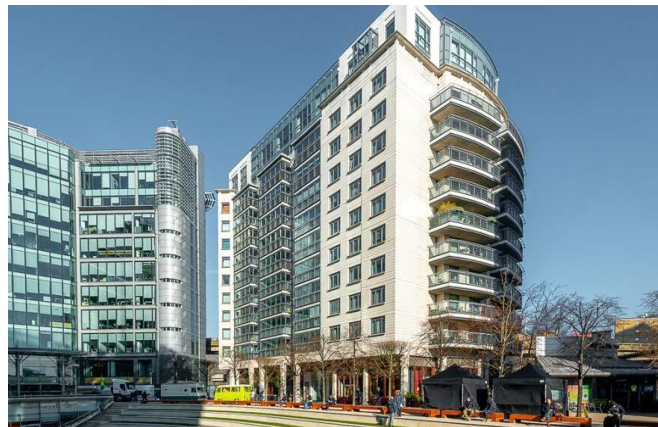
With almost unparalleled transport links, Sheldon Square is on the doorstep of Brunel's Grade I listed Paddington Station (Elizabeth, Circle, District, Bakerloo, Hammersmith & City, National Rail and Heathrow Express).





Property Features:

- Two Bedrooms
- Two Bathrooms
- 7th Floor
- 710 Square Feet (Approx.)
- Modern and Spacious
- Lift & Porter
- Edgware Road and Paddington Underground and Rail Station (Zone 1)



Seventh Floor Total Gross Internal Area 65.9 Sq/m - 710 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	76	
(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 02/07/3002 Approximately 977 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£7,755.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 4.6 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250013

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

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