



SHELDON SQUARE, PADDINGTON, W2  
£1,300,000 LEASEHOLD

Winkworth





## SHELDON SQUARE, PADDINGTON, W2

**A well-proportioned, light, three bedroom, two bathroom, eighth floor apartment, with far reaching views, secure underground parking, concierge and located in a super connected, convenient, modern residential development, within W2.**

Sheldon Square has been seamlessly designed to connect local communities with local amenities; critically, with convenience in mind, as only a few meters away - the campus like feel, offers a host of choices, from food on the move, to fantastic dining - music, film and events will entertain you all year round. Includes the essential 'local Sainsbury's'.

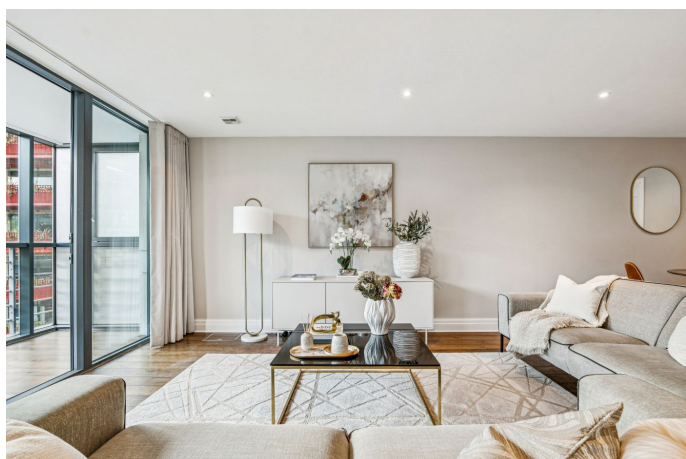
The mainline Paddington Station is within close proximity, offering (Circle, District, Bakerloo, Hammersmith & City, National Rail, Heathrow Express & the Elizabeth Line).

LEASE: ABOUT 976 REMAINING

SERVICE CHARGE: ABOUT £23,100 PER ANNUM

GROUD RENT: ABOUT £450 PER ANNUM

COUNCIL TAX BAND: G



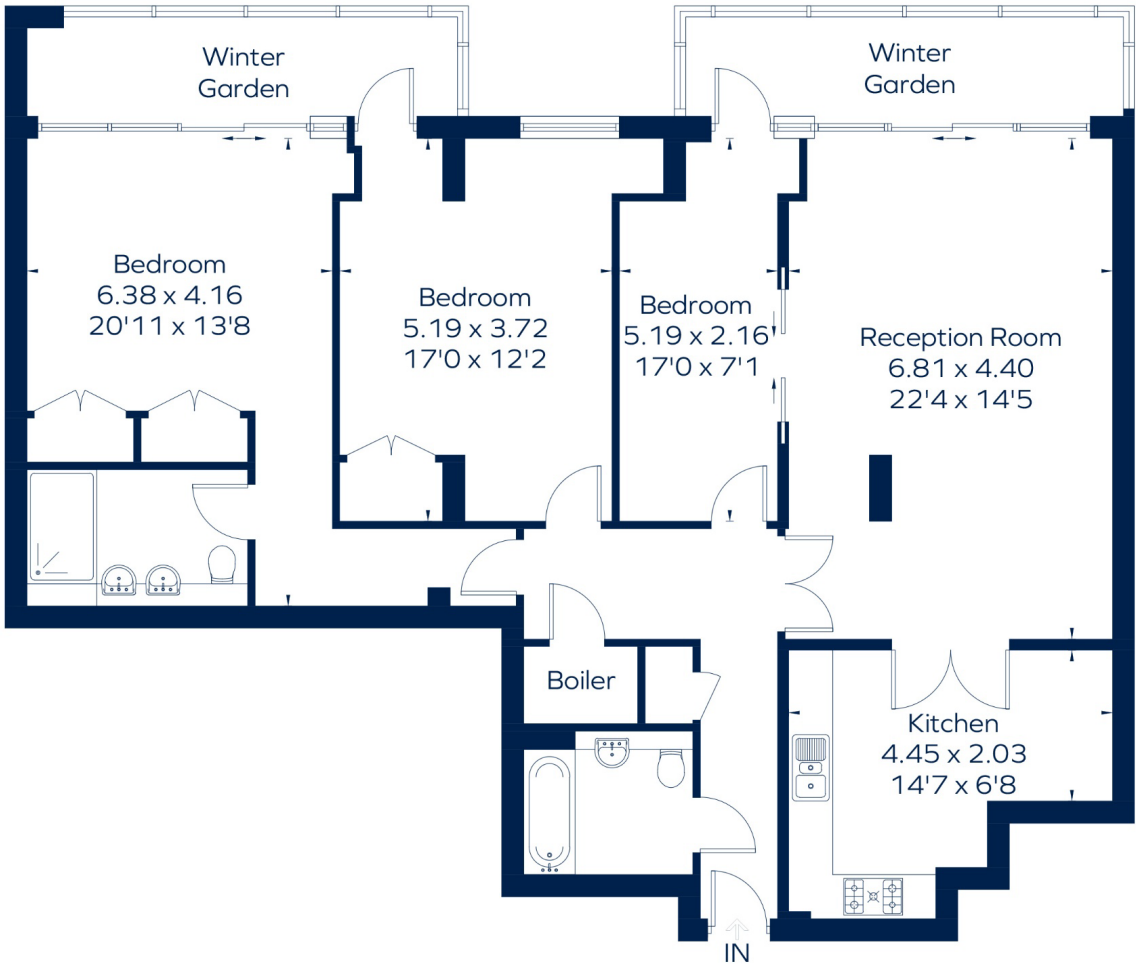







# SHELDON SQUARE

Approximate Gross Internal Area (including winter garden)  
1529 sq. ft. (142.0 sq. m.)



Drawn for illustration and identification purposes only.  
ID 1207360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk



winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.