



SHELDON SQUARE, PADDINGTON, W2
GUIDE PRICE £850,000
LEASEHOLD ABOUT 977 YEARS REMAINING

Winkworth



SHELDON SQUARE, PADDINGTON, W2

A stylishly presented and well proportioned modernised two bedroom, two bathroom, third floor (with lift) apartment, set in a super connected and convenient canal side residential development within W2.

This gorgeous apartment features a long lease, day porter, secure underground parking space, comfort cooling, winter garden, Duravit electronic bidets, engineered oak flooring and contemporary modern wall lights by Tom Dixon.

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 977 REMAINING

SERVICE CHARGE: ABOUT £12,200 PER ANNUM

GROUD RENT: ABOUT £350 PER ANNUM

COUNCIL TAC BAND: G





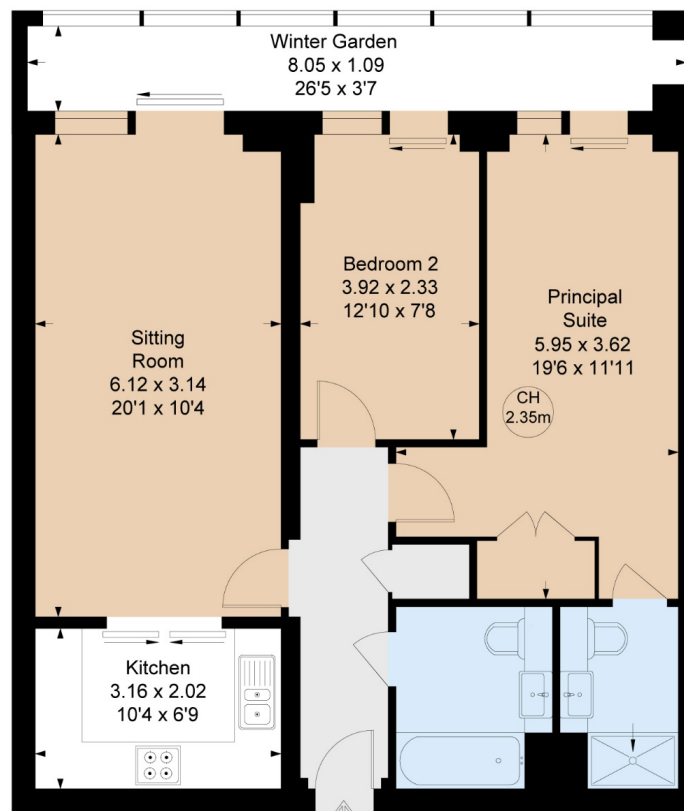
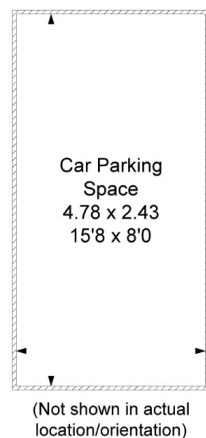
Sheldon Square, W2

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft
(Including Winter Garden)

Winter Garden Area = 9.23 sq m / 99 sq ft

Key :

CH - Ceiling Height



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	84
(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	

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