



ST MICHAEL'S STREET, PADDINGTON, W2
£475,000 LEASEHOLD

Winkworth



ST MICHAEL'S STREET, PADDINGTON W2

A well-presented, double aspect, one bedroom, first floor apartment, with a long lease, elm wood flooring, a generous ceiling height, feature fireplace surround and set in an attractive period conversion.

Located about half a mile north of Hyde Park; St. Michael's Street is a sought after residential street nestled within one of the best-connected areas of central London.

Nearby transport links include underground services from Brunel's Grade I listed Paddington station (Circle, District, Bakerloo and Hammersmith and City - National Rail Services and Heathrow Express). The Elizabeth line connects London east to west, with a major hub at Paddington. Other stations include Edgware Road, Marble Arch (Central Line) and Marylebone.

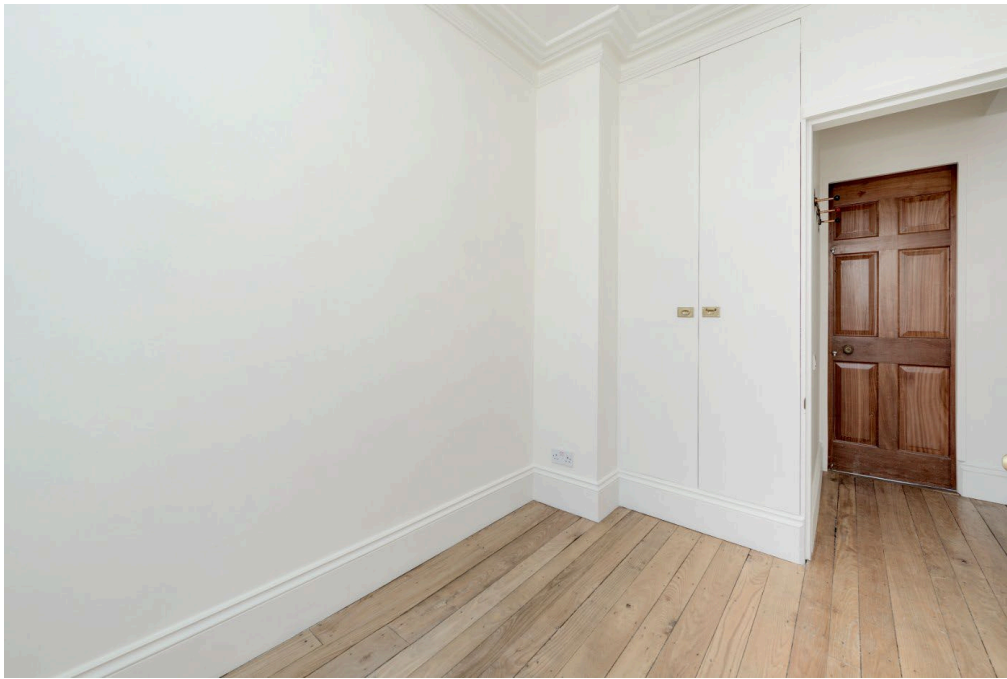
LEASE: ABOUT 107 YEARS REMAINING

SERVICE CHARGE - ABOUT £2,150 PER ANNUM

GROUND RENT - ABOUT £200 PER ANNUM

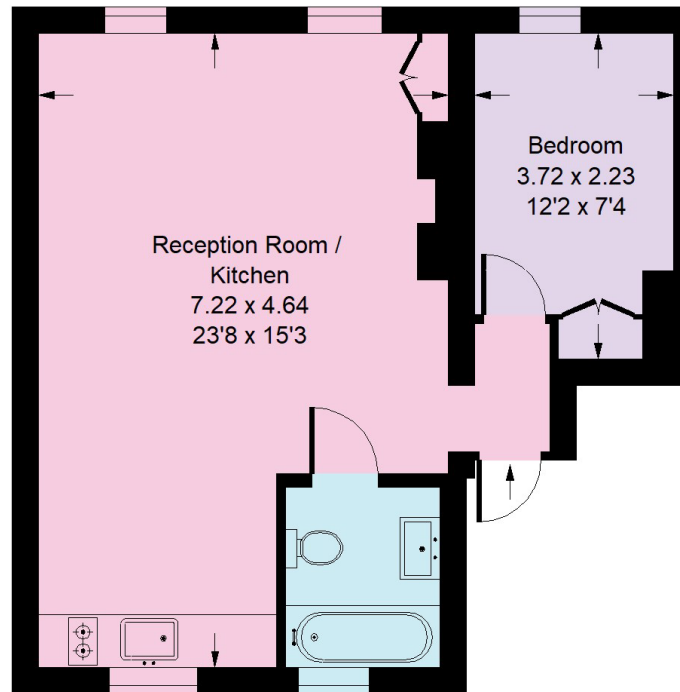
COUNCIL TAX BAND: D





St. Michael's Street, W2

Approx. Gross Internal Area
43.9 sq m / 472 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

Winkworth