

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



CHILWORTH STREET
PADDINGTON
LONDON, W2

LEASEHOLD

ASKING PRICE £1,250,000

SUBJECT TO CONTRACT

MULTIPLE AGENT

A beautifully presented, high spec, incredibly well laid-out, two bedroom duplex property set out over two floors. Boasting massive ceiling heights (close to 4 meters) and light both at the front and rear of the ground floor.

Chilworth Street is moments away from all the local restaurants, cafes and amenities that Paddington has to offer as well as a short walk to Hyde park and seconds from the Heathrow Express and the new cross rail.



ACCOMMODATION

- Large Reception Room
- Kitchen/Dining Room
- Master
- Bedroom with Walk-in Wardrobe and En-Suite Bathrooms
- Double Bedroom
- Shower Room
- Cloakroom

AMENITIES

- Patio
- Residents Parking

COUNCIL TAX

Westminster (Band F)

EPC RATING:

D

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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CAPTURE DATE 12/05/2022 LASER SCAN POINTS 84,313,983

GROSS INTERNAL AREA

111.40 sqm / 1199.10 sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(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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