



**Star Street, Paddington, London, W2 1QG.**  
Guide Price £874,995 Leasehold

  
**MARTIN & CO**

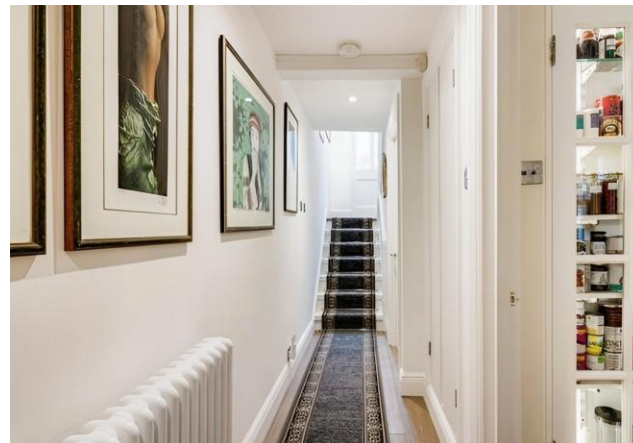
- Georgian Garden Apartment
- Long Lease
- Period Features
- Private Garden
- Two Double Bedrooms
- Ensuite Bathroom and Shower Room
- High Ceilings
- EPC C
- Close to Edgware Road & Paddington Tube
- Chain Free



A superbly located duplex apartment occupying the lower two floors of this Grade II listed Georgian terrace benefitting from its own entrance, private walled garden and two double en-suite bedrooms.

Leading from the entrance hallway is the door to a modern kitchen with integrated appliances and space for dining. Further along the hallway a useful utility/ storage cupboard can be found. To the rear there is a guest cloakroom and door to the main bedroom suite with dressing area and en-suite bathroom.

Stairs then lead to the half landing (with door to the rear garden) and up to the raised ground floor for access to the second bedroom (en-suite shower room) and lounge with ornate fireplace.



Both of these rooms benefit from high ceilings, period features and large sash windows allowing an abundance of natural light

Of particular note is the private walled garden which benefits from a south easterly aspect, outdoor tap and power.

Located within walking distance of numerous transport connections:

Edgware Road underground 0.2 miles (Circle, District, Hammersmith & City Lines) and Edgware Road 0.3 miles (Bakerloo Line), Lancaster Gate and Marble Arch 0.4 miles (Central Line)

Paddington Mainline Station 0.3 miles (Heathrow Express, Circle, District, Bakerloo, Hammersmith & City Lines & Elizabeth Line)

The open spaces of Hyde Park, Little Venice and the newly developed Paddington Square and Basin offering numerous retail, leisure and dining facilities are all to be found nearby.

#### Material Facts

Guide Price £874,995

Tenure: Leasehold

Lease 144 years remaining

Lease term 17th August 2015 to 27th May 2169

Service Charge £1932 paid annually

Review period – Annually

Ground Rent – Peppercorn

Review Period for Ground Rent – to be confirmed

Council Tax Band: Band E

Westminster City Council

EPC Rating C

Property Type: Two Bedroom Georgian Garden Apartment

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating to Radiators

Broadband information: Between 20 Mbps and 1800 Mbps

Fibre to Property

Mobile Coverage: Good with most providers

Parking Type: On street residents permit

Flood/Erosion Risk

River and Seas : Very Low

Surface Water : Very Low



Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by Lifetime Legal. The cost of these checks is £65 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge is non-refundable under any circumstances.

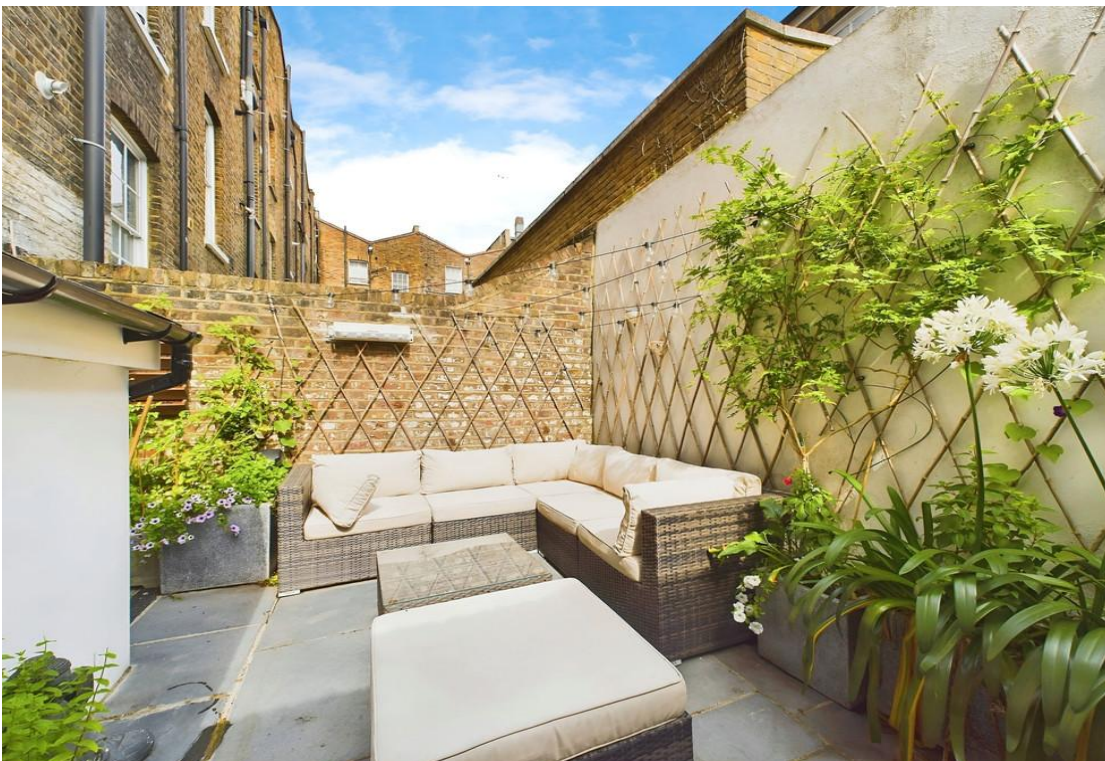
Viewing Recommended via owners agents

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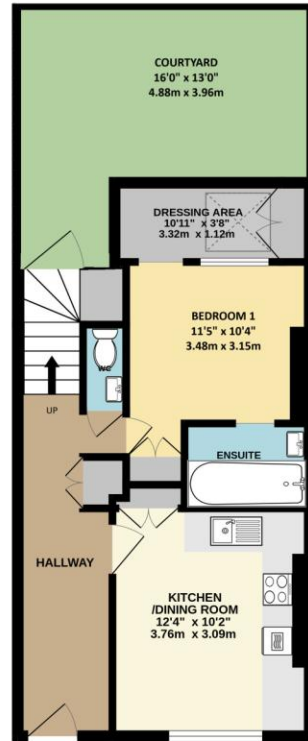
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LOWER GROUND FLOOR  
426.60 sq ft / 39.60 sq m



RAISED GROUND FLOOR  
342 sq ft / 31.7 sq m



Total Internal Floor Area 767.46 sq ft / 71.3 sq m

Courtyard Area 164.69 sq ft / 15.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Martin & Co Horsham

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