



**KUBIE GOLD**  
ASSOCIATES

## **PADDINGTON STREET MARYLEBONE W1U**



- 3 BED 3 BATH
- LARGE RECEPTION
- WOOD FLOOR THROUGHOUT

- CENTRAL LOCATION
- EXCEPTIONAL FINISH THROUGHOUT
- CLOSE TO THE PARK & TUBE STATION

**£1,500 per week**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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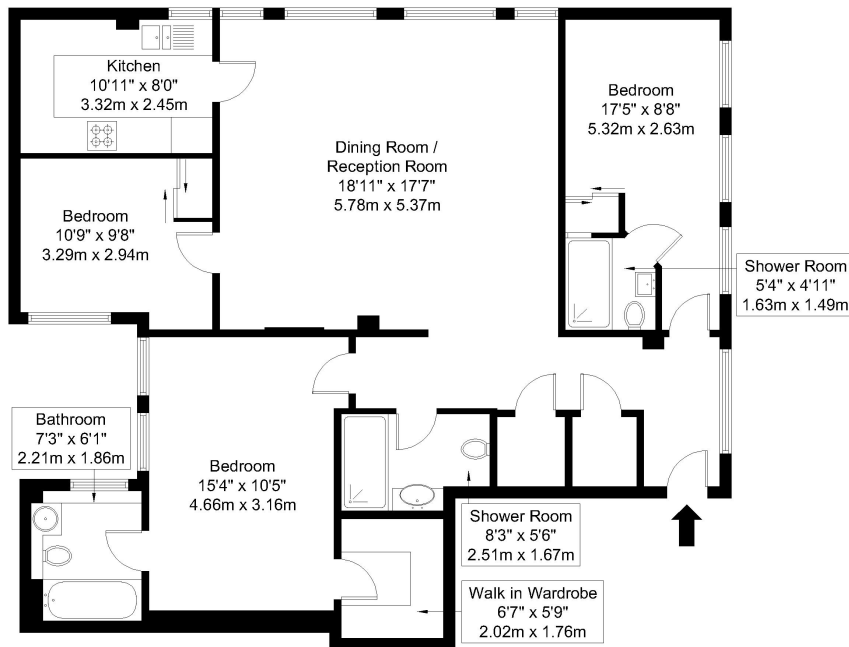


## Paddington Street, W1U

A unique opportunity to rent a stunning 3 bed 3 bath apartment, the apartment benefits from new decoration throughout comprises of a fabulously bright and spacious double reception room and 3 further double bedrooms Approx. 1157 Sq Ft Perfectly placed just off Marylebone High Street situated in a quiet position at the rear of this small well kept block, a short walk to Baker Street and Bond Street Underground Station, Oxford Street and the open spaces of Regents Park. Available 6th June.

## Paddington Street, W1U 5QJ

Approx Gross Internal Area = 106 sq m / 1141 sq ft



Second Floor

Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Local Authority:

Westminster

## Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

