

FOR
SALE



33 Stanhope Terrace, Paddington, London W2 2UA

£1,200,000 - Leasehold

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McGLASHANS
PROPERTY SERVICES



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£1,200,000 - Leasehold



PROPERTY DESCRIPTION

An attractively refurbished two double bedroom, two bathroom, flat which is situated in a small block with the benefit of a Porter. This lovely apartment has its own entrance and offers spacious accommodation comprising a reception/dining room, galley style kitchen, principal bedroom with en suite bathroom and a second double bedroom with a further bathroom. There is also a small private patio area accessed from the Kitchen as well as use of communal gardens.

Stanhope Terrace is conveniently located for the green open space of Hyde Park and has all the amenities of Connaught Village and Bayswater close by, with Lancaster Gate tube a few moments away.

Electricity, Water and Sewerage - all mains supplied, EPC - E, Council Tax (Westminster) - Band F, Heating and Hot water on communal supply, Broadband: ultra-fast available in area, Mobile: coverage available in the area. Parking: First come first/first served parking available at the building, otherwise by Residents Permit from Westminster Council (fees apply). Leasehold - expires 2139, Service Charge payable quarterly - £1,547.99 for the 3 months December 2024 to March 2025 (Includes £383.80 Reserve fund payment), Ground Rent - TBC

Living / Dining room, Kitchen, Principle Bedroom with En Suite Bathroom, Second Bedroom, Second Bathroom, Private Patio, Porter, Heating and Hot water on communal supply, Off street parking first come/first served basis.

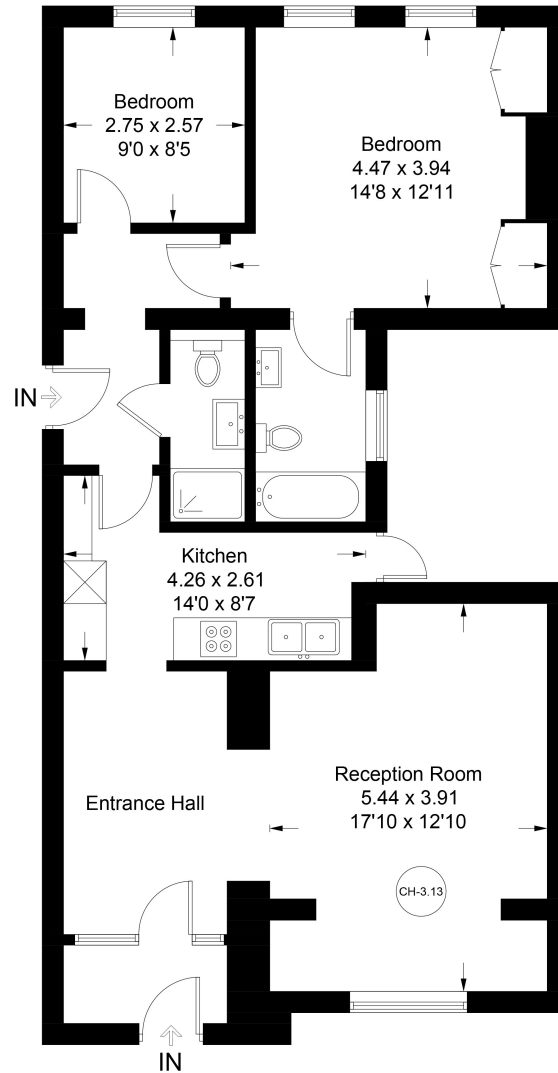
ACCOMMODATION

- Living / Dining Room
- Kitchen
- Principal bedroom with ensuite bathroom
- Second Bedroom
- Second Bathroom
- Private Patio
- Off Street Parking first come / first served basis



Stanhope Terrace

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1090701)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(82+)	A			73
(61-81)	B			
(50-60)	C			
(35-48)	D			
(30-54)	E			
(21-38)	F			
(1-20)	G		52	
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	