

Craven Terrace, W2 3PP

£3,950 PCM



A bright and contemporary 3 bedroom apartment situated on the first floor of a well-maintained purpose built development in the heart of Lancaster Gate – moments away from the green, open spaces of Hyde Park.

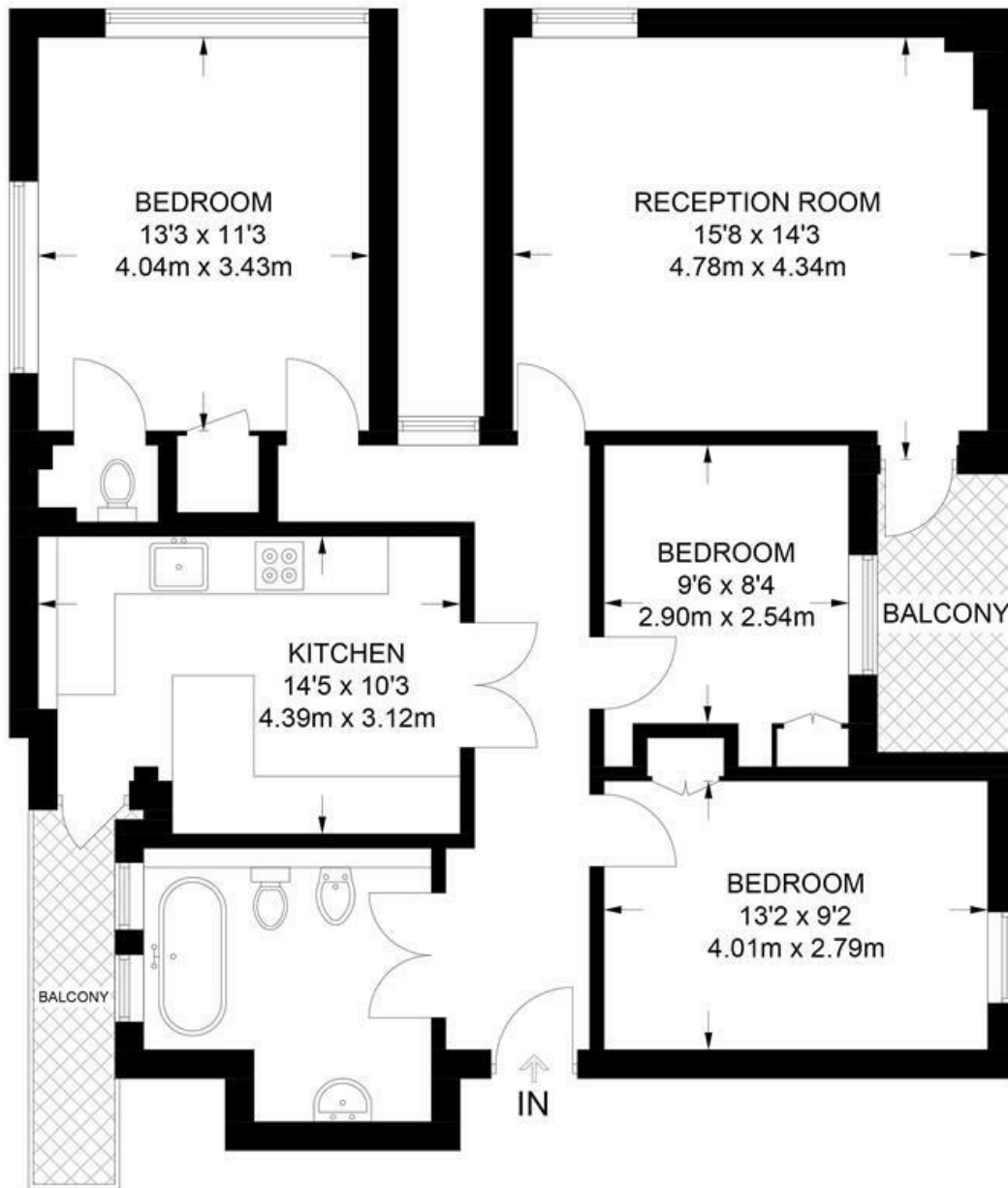
The apartments spans approximately 983 sq ft and offers a spacious reception room filled with natural light through large windows and a separate fully fitted kitchen with integrated appliances.

The accommodation comprises two well-proportioned double bedrooms and a single bedroom. One of the double bedrooms benefits from an en-suite shower and the main bathroom features a stand-alone bath and separate shower with high quality fittings throughout.

A generous private balcony provides tranquil views over the beautifully kept communal gardens. There are additional benefits including access to a private car park.

Paddington Station (Elizabeth, Hammersmith & City, Bakerloo, District, and Circle and mainline services) together with Lancaster Gate (Central Line) are a short walk away and the rent also includes heating and hot water.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
983 SQ FT / 91.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		50	75
England & Wales		EU Directive 2002/91/EC	