

**Spring Street, Paddington,
£1,800 Per Month**

- Spacious Studio
- High Ceilings
- First Floor
- Close Proximity to transport links
- Separate Kitchen
- Separate Bathroom
- Large Windows
- Walking distance to Hyde Park Gardens

Details of Accommodation:

This extra large, bright and airy studio flat is located in the heart of Paddington.

The property boasts a large studio room with lots of space and high ceilings, wooden floors and beautiful big windows that access a small private balcony, the studio flat has a separate fully fitted kitchen and a good size bathroom, and it's offered furnished.

It is a five minute walk to transport links of Paddington and Lancaster Gate Stations and Hyde Park Gardens.

The flat is located on the first floor of a very well maintained building, with lots of great restaurants and pubs in the neighbourhood.

RECEPTION


15'10" x 17'5" (4.83 x 5.31)

KITCHEN

11'6" x 4'5" (3.51 x 1.35)

BATHROOM

4'7" x 7'6" (1.40 x 2.29)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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