

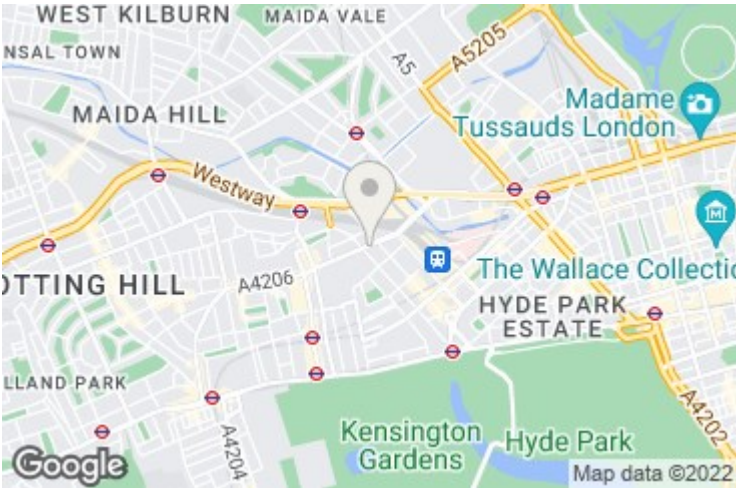


**Bishops Bridge Road, London W2**

**£675 Per Week**

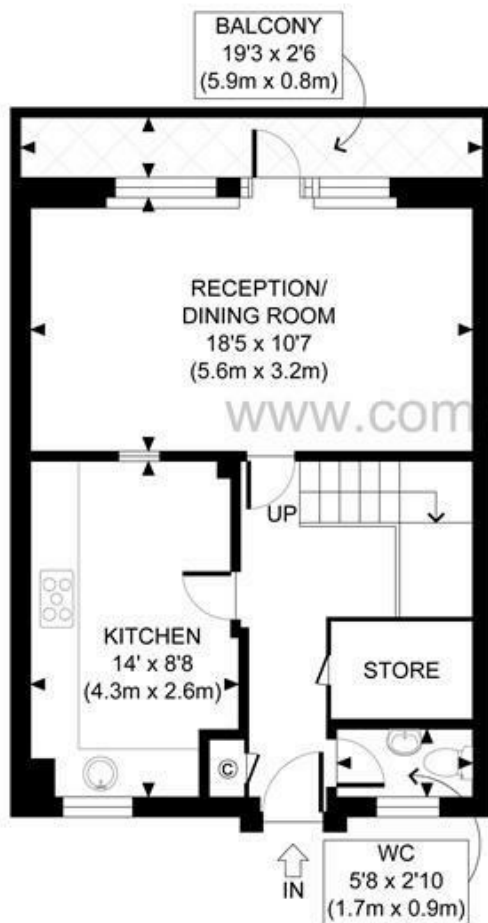
A well presented new to the market two bedroom duplex apartment set on the fifth floor (with lift) of this residential purpose built block. The flat comprises a study room and WC, as well as a modern kitchen, spacious lounge and a bathroom with a walk in shower. The property offers excellent transport links with Paddington Station just moments away. The property has access to a car parking space (by separate negotiation), with the apartment available mid May and is offered out on a furnished basis. Sole agents. EPC RATING C.

Bishops Bridge Road, London W2

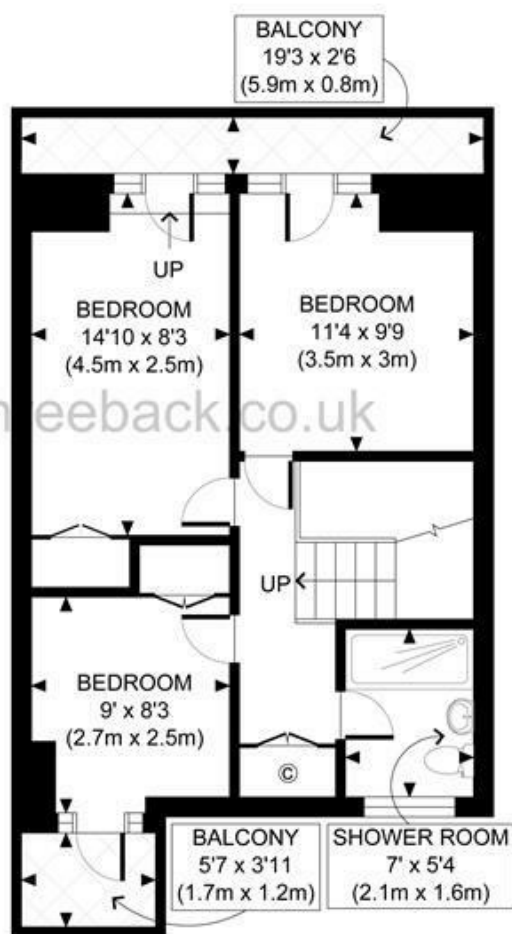


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**FIFTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 462 SQ FT**



**SIXTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 477 SQ FT**

<b>APPROX. GROSS INTERNAL FLOOR AREA 939 SQ FT / 87 SQM</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
<b>Brewers Court</b>	
date	29/04/22
<b>photoplan</b> 	

## MAIDA VALE

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Est. 1995

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Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)