

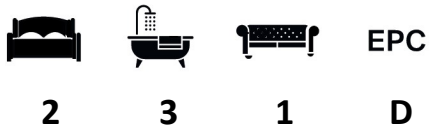


Chilworth Street, London W2 3QU

WAYNE
& SILVER

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A beautifully presented, high spec, incredibly well laid-out, two bedroom duplex property set out over two floors. Boasting massive ceiling heights (close to 4 meters) and light both at the front and rear of the ground floor. Chilworth Street is moments away from all the local restaurants, cafes and amenities that Paddington has to offer as well as a short walk to Hyde park and seconds from the Heathrow express and the new cross rail. Large Reception Room, Kitchen/Dining Room, Master Bedroom with Walk-in Wardrobe and En Suite Bathrooms, Double Bedroom, Shower Room, WC, Patio.



Guide price: £1,175,000

Tenure:

Service Charge: Add text here

Local Authority:

Council Tax Band:





Features include:







GROSS INTERNAL AREA (GIA)
The footprint of the property
111.40 sqm / 1199.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
104.72 sqm / 1127.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.54 sqm / 16.58 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 109.46 sqm / 1178.22 sqft
IPMS 3C RESIDENTIAL: 105.97 sqm / 1140.85 sqft
SPEC ID: 6278e05ccb87f90da42264f3

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We would be delighted to tell you more
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