



Chilworth Street, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955  
sales@lurotbrand.co.uk



External

Ground Floor



# Chilworth Street, W2

Share of Freehold Approx. 986 years and 8 months  
(Exp. Dec 3009)

£1,175,000 STC

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A beautifully presented, and incredibly well laid-out, two-bedroom property set out over two floors.

Boasting glorious ceiling heights and light both at the front and rear of the ground floor.

#### LOCATION

Chilworth Street is moments away from all the local amenities that Paddington has to offer.



Ground Floor

Lower Ground Floor





Lower Ground Floor

Lower Ground Floor



## FEATURES

Large Reception Room	En Suite Bathroom
Kitchen/Dining Room	Double Bedroom
Master Bedroom	Shower Room
Walk-in Wardrobe	WC
Patio	

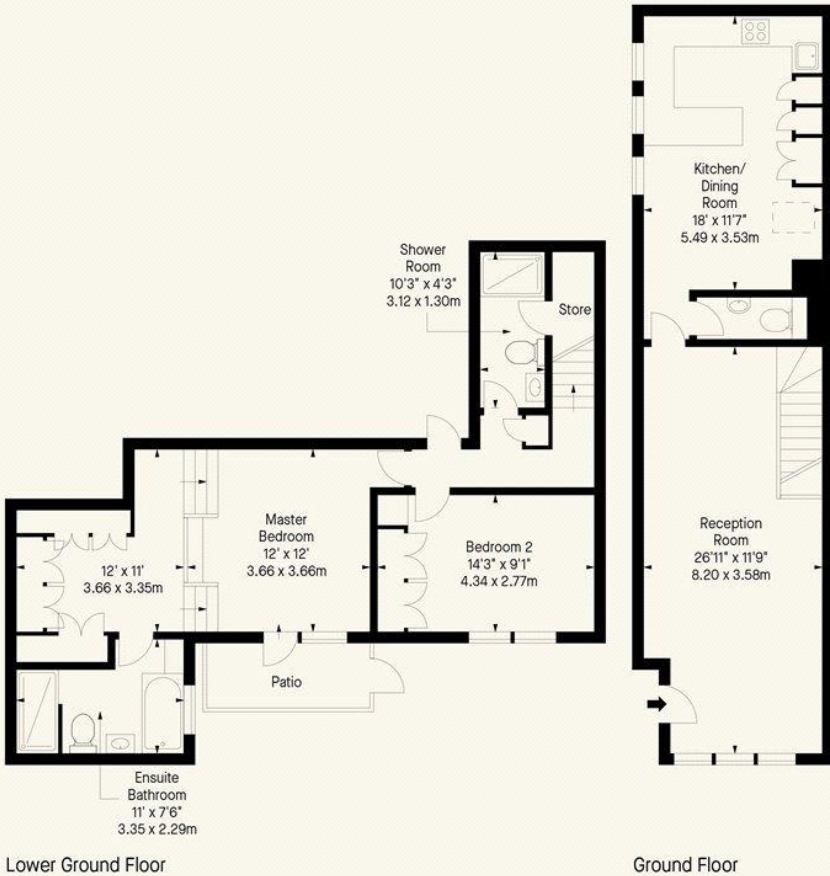
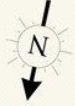
## OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	F
Annual Service Charge	£4,000
Service Charge Review Period	<b>paid annually</b>

## NEAREST TUBE STATIONS

Paddington Station (Circle, District, Bakerloo, Hammersmith & City, Mainline and planned Crossrail services\*)

Chilworth Street, W2  
Approx. Gross Internal Area \*  
1185 Ft<sup>2</sup> - 110.09 M<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Please check all dimensions before making a decision reliant upon them.

Notting Hill  
8 Ladbrooke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.