



## Paddington Exchange Hermitage Street, London, W2 1BH

**£6,500 Per Month**



This beautiful 3 bedroom apartment is situated on the 10th floor and offers stunning views from the large balcony, which leads off one of the bedrooms and the expansive open-plan living space with modern integrated kitchen area.

The second private balcony leads off the main bedroom, which has an en-suite shower room. The apartment also boasts ample storage space

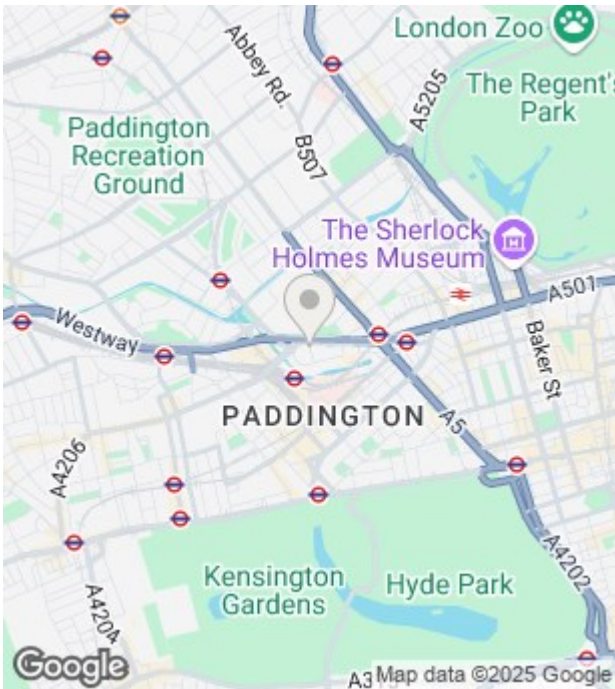
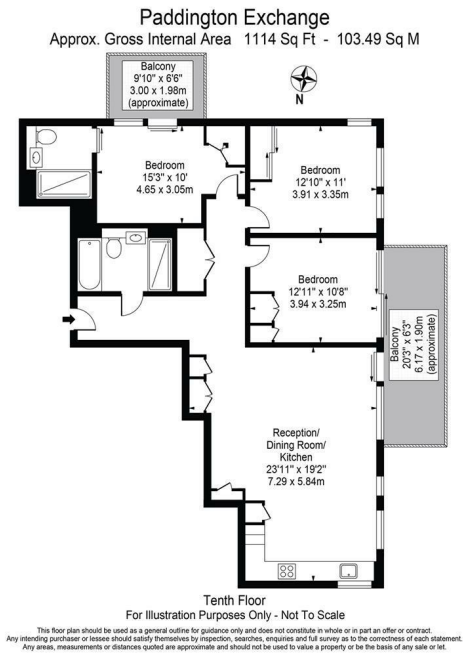
Included is 1 underground parking space which is equipped for electrical charging.

Residents can enjoy access to the communal roof top terrace, residents club and large landscaped garden.

Easy access to Paddington station and the upcoming Crossrail makes for easy commuting for work and exploring the city.

- Large Landscaped Communal Garden
- Communal Roof Terrace
- Communal Lounge
- 24 Hour Concierge
- Parking with electrical charging capability
- 2 Private Balconies
- Close to main transport links
- Light filled apartment





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

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE  
Tel: +44(O)20 3019 6151 Email: [lettings@grange.london](mailto:lettings@grange.london)