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Hallfield Estate, Paddington, London, W2

Asking Price £425,000



Bringing to the market this two-bedroom purpose built apartment on Cleveland Terrace, Paddington; spanning over 640 sq ft and offering excellent transport connections into Central London.

Positioned on the second floor of a purpose-built block, the property offers a spacious living room leading into a separate kitchen, a double bedroom with south-facing French doors, an additional single bedroom, and a family bathroom with a separate W/C. The property also benefits from your own East-facing balcony.

Ideal for investors or buyers seeking a full renovation project, the apartment is sold chain-free.

Conveniently located just a 6-minute walk (0.3 miles) from Paddington Station, hosting the Elizabeth Line, Hammersmith & Circle, Bakerloo and national overground train services; a 13-minute (0.7 miles) walk to Lancaster Gate Central Line, and a 11-minute walk (0.5 miles) to Bayswater Circle & District Line.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

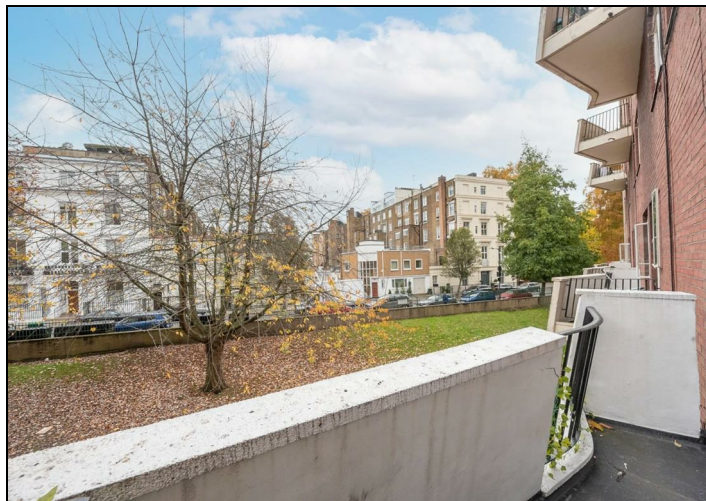


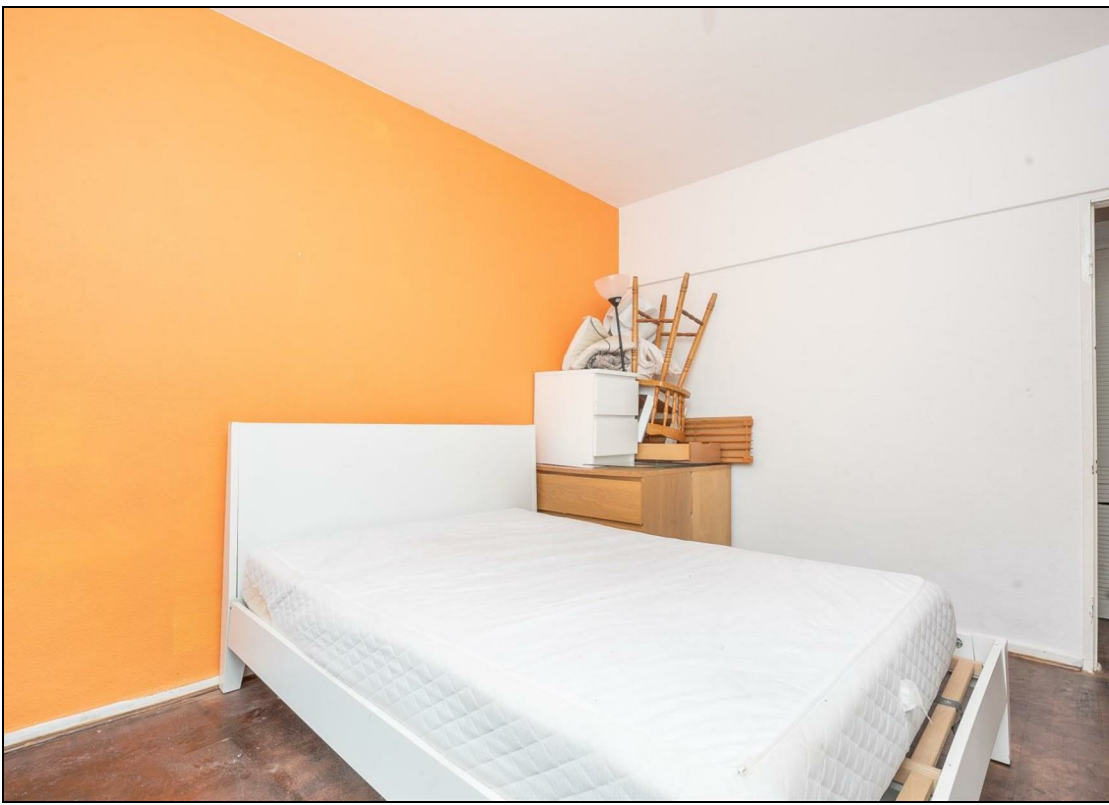
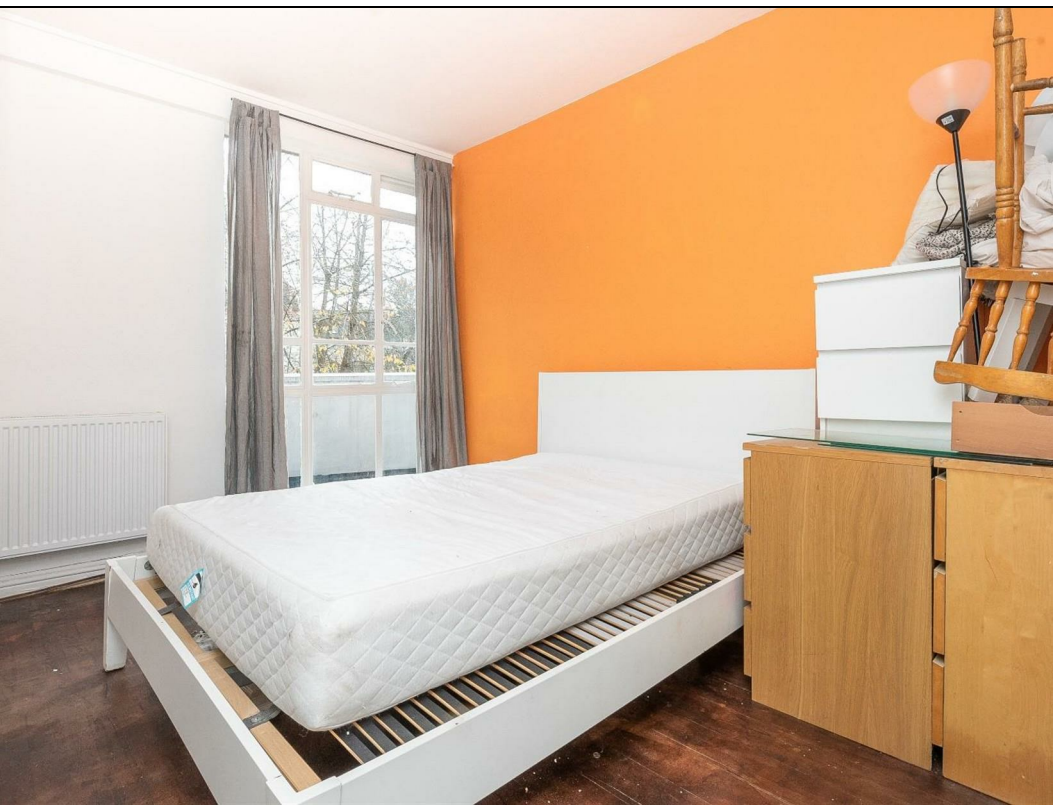
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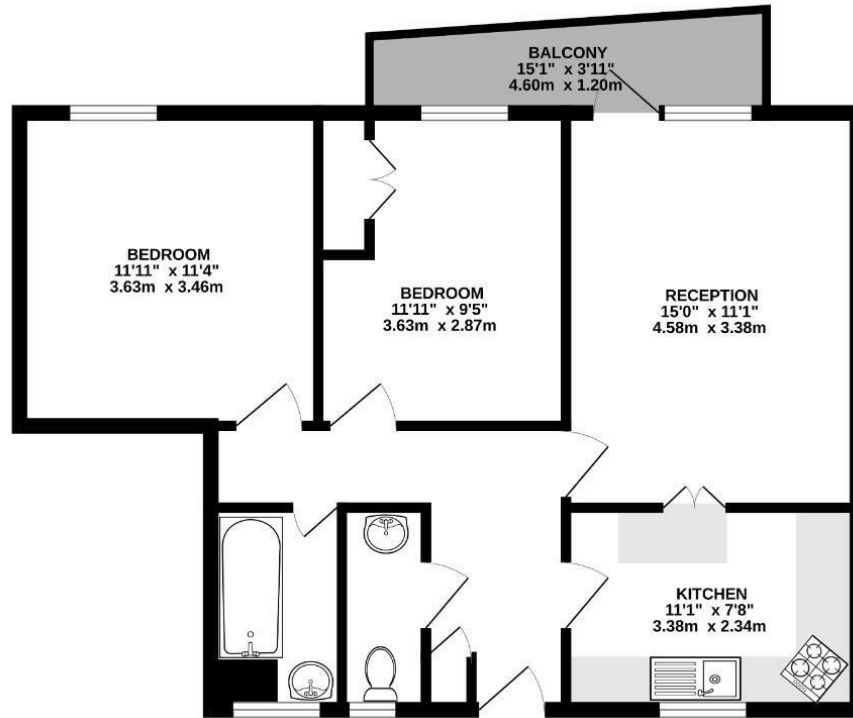
KEY FEATURES

- Two Bedroom Second Floor Flat
 - Purpose Built Block
- Over 640 sq.ft. of internal living space
- Excellent transport links, short walk to Paddington station
 - Private East-facing balcony
 - Communal ground
- Requires modernisation throughout

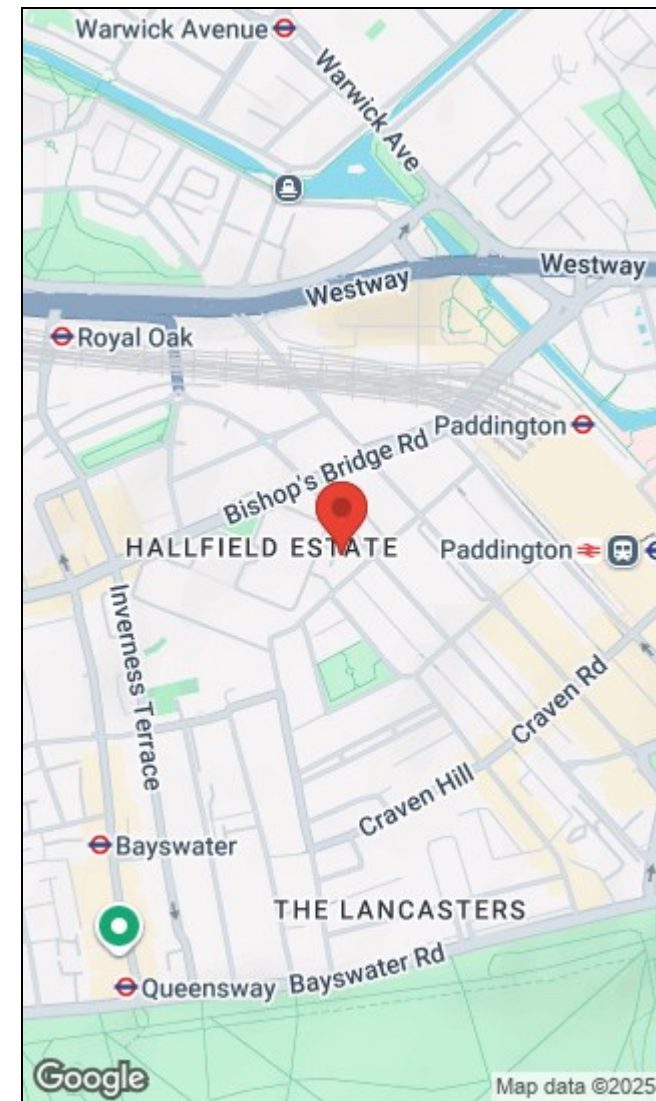




SECOND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Monopix CC02.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	75	77			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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