

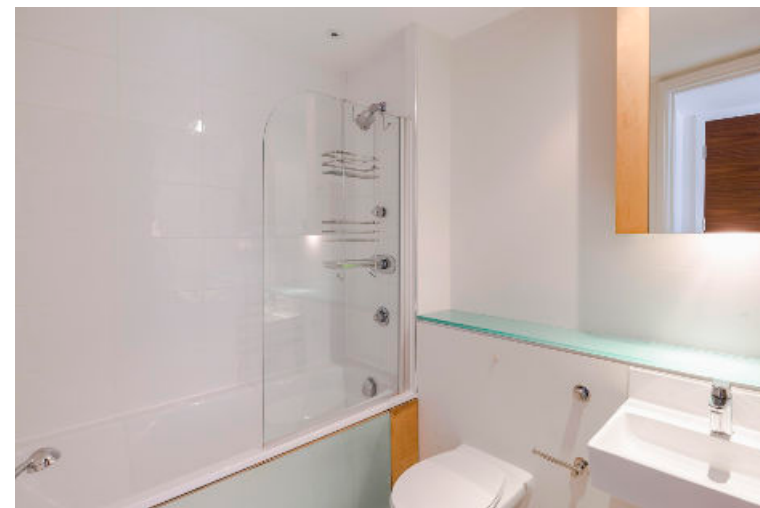
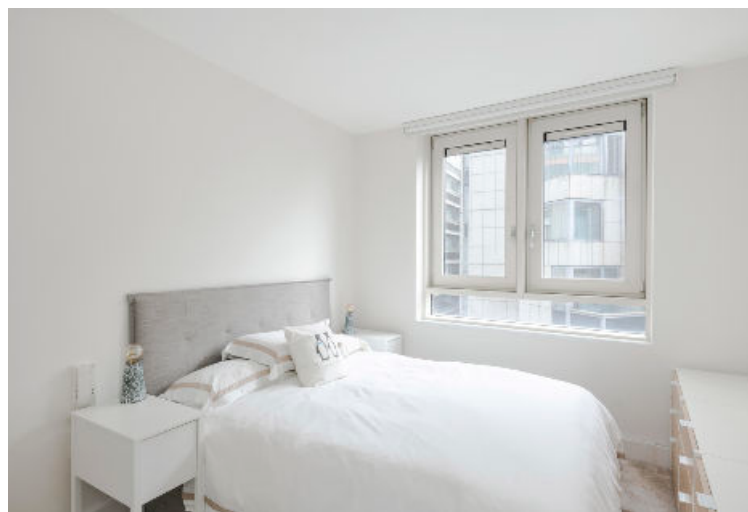
Balmorel Apartments, Praed Street **W2**





City of Westminster
Available furnished

Guide price
£595 per week



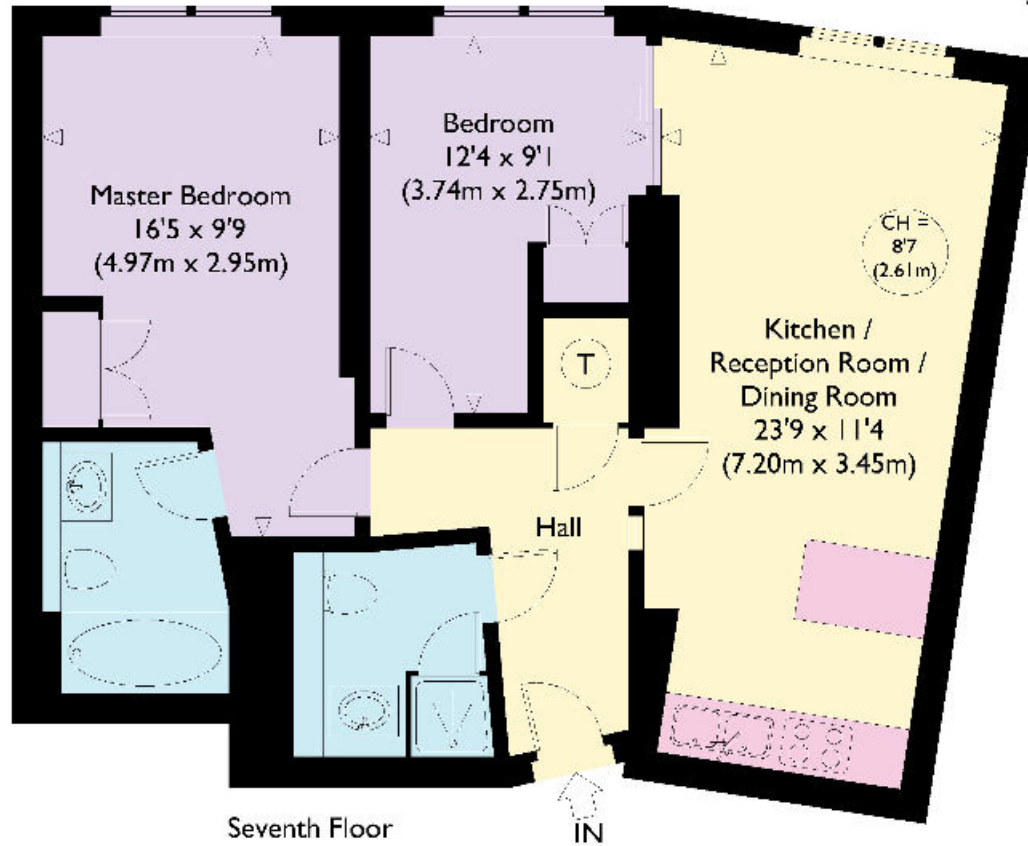
Arranged within a waterside location, this bright and airy two bedroom apartment is located on the seventh floor and benefits from concierge, air conditioning throughout and a lift.

The property comprises a reception room with wood floors, smart contemporary open plan kitchen and space for dining, master bedroom with fitted wardrobes and en suite bathroom, second bedroom and shower room.

Balmoral Apartments sits alongside the Paddington Basin, a stunning basin with lots of amenities and events.

Balmoral Apartments is located in a striking waterside location in the heart of Central London with the West End's world-class shopping, theatres and restaurants on its doorstep. The development benefits from excellent transport links via Paddington mainline (Network Rail and Heathrow Express) and underground (Circle, District, Bakerloo and Hammersmith & City) station. Merchant Square is also perfectly positioned for the imminent arrival of Crossrail which will offer faster journey times into the City and Canary Wharf.

Balmoral Apartments, W2



Approximate Gross Internal Floor Area 64.6 sq m/695 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees.

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I would be delighted to tell you more.

Guy Spencer

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Connecting people & property, perfectly.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [July 2020]. Photographs and videos dated [July 2020].

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