

# THE RESIDENCES

ON PADDINGTON GREEN



## Quintessential London garden square living

The Residences on Paddington Green is a tranquil haven overlooking a central courtyard as well as the open garden square of Paddington Green. Comprising 50 light filled apartments and accessing the private residences facilities of West End Gate; it is quintessential London at its finest. Facilities within the development include a 24-hour concierge, gym, swimming pool and a private cinema. With a new

piazza complete with water features and beautiful landscaping, its own courtyard and private balconies, The Residences on Paddington Green offer an abundance of quiet green space for discerning buyers. Announcing the entrance to London's West End, West End Gate is a modern interpretation of classic London and brings brand new homes to one of London's most prestigious postcodes.



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Designed for life





### The Location

Live in an area renowned for its timeless charm and refined lifestyle, a destination long established as a desirable place to live. West End Gate is uniquely placed between two of London’s most iconic parks – Hyde Park to the south and Regent’s Park to the north-east. The immediate locality also benefits from picturesque waterways such as Little Venice, from which tranquil canals wind their way through the heart of the city

offering waterside cafés and pubs. World-renowned retail and cultural districts such as Mayfair and Soho are enviably close, showcasing the best designer brands, world-class theatre and internationally renowned institutions such as The Royal Academy. Nearby Marylebone boasts a myriad of smaller boutiques and independent stores in an almost village-style setting.



### Connectivity



### Transport links

West End Gate is perfectly positioned to enjoy the very best of London, world-class cuisine and jewels of cultural heritage are enviably close.

- Located in Zone 1.
- Convenient high-frequency travel from Edgware Road station, a mere one minute by foot from West End Gate.
- Four Underground lines provide swift access around London.
- Paddington station is a short walk away with direct links to Heathrow Airport.

It is also one of the stations on the new Crossrail Elizabeth line.

- Edgware Road is serviced by a number of bus routes and road links, ensuring convenient travel to central London destinations and beyond.

Edgware Road Station	1 min
Marylebone Station	2 mins
King's Cross / St Pancras International	9 mins
Bond Street	11 mins
Selfridges	14 mins
Heathrow Airport	25 mins

### Education



	Underground from Edgware Road
7 mins	University of Westminster
9 mins	Royal Academy of Music
10 mins	University College London
13 mins	London Business School
19 mins	School of Oriental and African Studies (SOAS)
20 mins	Imperial College London
21 mins	Royal College of Art
23 mins	King's College London
24 mins	London School of Economics
25 mins	South Bank University

## The Development

- Manhattans, 1, 2, 3 and 4 bedroom apartments and penthouses.
- The site comprises 644 apartments across 5 buildings.
- Architect: Squire and Partners.
- Located just 1 minutes walk from Edgware Road Underground station (Zone 1).
- Excellent transport connections via Bakerloo, Circle, District and Hammersmith and City Lines.
- Paddington Crossrail station within 11 minutes walk.
- Superb collection of residents' facilities.



## Apartment Mix

	Size Range (sq ft)	Size Range (sq m)	Price Ranges (£)	Price per (sq ft)	Rental Range (£/m)	Rental Range (%)
Manhattan	473 - 474	43.9 - 44	£800,000 - £840,000	£1,689 - £1778	£2,472 - £2,477	3.83 - 4.03
1 Bed	538 - 643	50 - 60	£910,000 - £1,005,000	£1,517 - £1,799	£2,697 - £3,213	3.61 - 4.28
2 Bed	849 - 1024	79 - 95	£1,500,000 - £1,800,000	£1,758 - £1,884	£4,116 - £4,961	3.34 - 3.58
3 Bed	1441	134	£2,500,000	£1,735	£6,098	3.17

## 5 Year House Price Growth Forecast\*

Capital Growth %	2022	2023	2024	2025	2026	Total
JLL	7.5%	5.0%	2.5%	3.0%	3.0%	22.7%

## Cash Flow Forecast\*

Apartment Cash Flow (Typical Price £955,000)	2022	2023	2024	2025	2026	Total
10% Deposit	£95,500					
10% staged payment		£95,500				
10% staged payment			£95,500			
70% completion amount				£668,500		
Your investment	£95,500	£191,000	£286,500	£955,000	£955,000	£955,000
Capital appreciation	£1,026,625	£1,077,956.25	£1,104,905	£1,138,052.31	£1,172,194	£1,172,194
Your equity	£102,663	£200,550	£293,663	£983,650	£983,650	£983,650
Capital Growth (JLL)	7.50%	5%	3%	3%	3%	22.74%

\* Prices and Forecasts were correct at the time of publishing September 2022.

## Reasons to buy



### Residents' facilities

Luxury leisure facilities: gymnasium, swimming pool, residents' dining room, lounge, private cinema and 24-hour concierge.



### Education

West End Gate is perfectly positioned to enjoy the finest educational institutions in the capital, including top private schools and the city's elite universities.



### Zone 1

Zone 1 station within a minutes walk. Crossrail, Heathrow Express and mainline station within 11 minutes walk.



### The neighbourhood

Nestled between the tranquil waterways of Little Venice and the stylish mansions of Marylebone. An area renowned for its timeless charm and refined lifestyle, this destination has long been established as a desirable place to live.





## Amenities

- 24-hour concierge service located in The Westmark.
- Luxury leisure facilities located in The Westmark – gymnasium, swimming pool, residents' dining room, lounge and private cinema.
- Carefully landscaped gardens feature a linear water feature that flows throughout the residents' garden.
- Secure car parking (by separate negotiation).
- CCTV monitoring combined with individual apartment video entry system.
- The Residences on Paddington Green overlooks a central private courtyard.

## Location

Paddington Green, London, W2.

## Local Authority

City of Westminster.

## Council Tax

City of Westminster  
Band H - £1,728.26

Table of 2022/2023 figures

## Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## Service Charges

Estimated Service Charge for The Residences on Paddington Green: £6.49 per sq ft per annum.

## Estimated Completion

Q3/Q4 2025.

## Tenure

999-year lease.

## Building Insurance

LABC Warranty.

## The Developer

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

## Terms of payment

1. A reservation fee is payable upon reservation:
  - £5,000 advanced instalment of payment on all transactions up to £1,000,000.
  - £10,000 advanced instalment of payment on all transactions up to £2,000,000.
  - £20,000 advanced instalment of payment on all transactions over £2,000,000.
2. 10% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
3. A further 10% payment is payable 12 months after exchange of contracts.
4. A further 10% payment is payable 24 months after exchange of contracts.
5. The remaining balance of 70% is payable upon completion.

## Parking

A General Right to Park in a non-specified space is available to purchase at the price of £75,000.

WEST END GATE SALES & MARKETING SUITE  
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OUR VISION  
**2030**  
TRANSFORMING TOMORROW



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