

FACTSHEET



CAMELLIA HOUSE

LONDON

# A PLACE TO CALL HOME



*Elegant residents' lounge in neighbouring Dahlia House.*

Crafted by renowned architectural practices Assael Architecture and Powell Dobson Architects, Camellia House at Paddington Gardens is a striking new development nestled within the vibrant heart of Paddington Waterside.

Elevated above an attractively landscaped garden square, the expansive one, two, three, and four-bedroom apartments and penthouses showcase exceptional interior design and detailing. With floor-to-ceiling windows that bathe the interiors in natural light, each residence is adorned with custom-made kitchens, contemporary bathrooms and warm wood flooring, and is complemented by a private terrace, balcony, or winter garden.

Enveloped in a cocoon of exclusivity, residents also benefit from a round-the-clock concierge service, secure underground car parking, and an array of excellent amenities and leisure options on your doorstep. For those seeking the epitome of refined living in London, Paddington Gardens stands as the definitive address to call home.



*All apartments benefit from private outdoor space.*



*The development is centred around a lush, landscaped garden.*



*High specification interiors feature integrated Miele kitchen appliances.*

## KEY FEATURES & AMENITIES

1. 24-hour concierge
2. Over one-acre of landscaped garden, featuring shaded seating and children's play area
3. Premium apartment specification
4. Interior designed reception lobby, with residents' lounge in neighbouring Dahlia House
5. 24-hour CCTV surveillance
6. Security fob building access
7. Secure cycle storage (452 bicycle spaces)
8. Secure underground parking (available by separate negotiation)
9. Charging points for electric cars
10. Two car-club vehicles on site for resident use



Bondi Green bar and restaurant (2 minute walk)



Grand Union Canal



Boutique on Marylebone High Street (25 min walk)



Notting Hill restaurant (30 min walk)

# PREMIUM LIFESTYLE PROMISE

Nestled alongside the serene Grand Union Canal and neighbouring Paddington station, Paddington Waterside emerges as a dynamic destination for Central London. Defined by a seamless blend of history and modern architecture, the area buzzes with an array of restaurants, gourmet food stands, canal-side bars, and leisure facilities.

Just north of Camellia House is the quaint London enclave of Maida Vale, where you will find elegant Victoria townhouses, peaceful waterways and independent boutiques and cafés. Just a 25-minute walk east lie the sophisticated streets of Marylebone, whilst just a 30-minute walk to the west is the colourful Notting Hill where you can indulge in vintage treasures at the Portobello Road market, or succumb to the allure of the vibrant night-life scene.

For nature lovers, Camellia House is conveniently situated within walking distance of Hyde Park, Kensington Gardens, and Regents Park.

## EXCELLENT CONNECTIVITY

Paddington Station, just a 5-minute walk from Camellia House, provides access to six London underground lines, including the Elizabeth line, the Heathrow Express and an extensive rail network operating across the UK. Paddington also benefits from excellent pedestrian, cycle and road access.

### TRAVEL TIMES FROM LONDON PADDINGTON STATION

⊖ Bond Street	3 mins	⊗ Heathrow Airport	15 mins
⊖ Notting Hill Gate	3 mins	⊖ King's Cross St Pancras	16 mins
⊖ Tottenham Court Road	4 mins	⊖ Canary Wharf	17 mins
⊖ High Street Kensington	5 mins	⊖ Bank	20 mins
⊖ Liverpool Street	10 mins	⚡ Reading	24 mins
⊖ Shepherds Bush (Westfield)	10 mins	⚡ Gatwick Airport	52 mins
⊖ Victoria	13 mins	⚡ Oxford	53 mins
⊖ Waterloo	13 mins		

Travel times taken from Google Maps. Public transport times may vary, depending on time of travel.

### WALKING TIMES

Paddington Station	6 mins
Little Venice	15 mins
Hyde Park	17 mins
Notting Hill	22 mins
Marylebone High Street	23 mins
Regents Park	23 mins
Selfridges	25 mins



# DEVELOPMENT DETAILS

## DEVELOPMENT OVERVIEW:

271 private apartments at Paddington Gardens.  
90 private apartments at Camellia House.

## DEVELOPER:

Meritas Real Estate

## ARCHITECTS:

Designed by Assael Architecture.  
Developed by Powell Dobson Architects

## LANDSCAPE ARCHITECT:

EDCO Design

## INTERIOR DESIGN:

United Design and New ID Living

## ADDRESS:

North Wharf Road, London W2 1DN

## LOCAL AUTHORITY:

City of Westminster

## TENURE:

999 year leasehold from October 2015

## BUILDING GUARANTEE:

10 year NHBC warranty from 22nd May 2019

## WARRANTY:

2 year warranty on Miele kitchen  
appliances from date of purchase completion

## ESTIMATED SERVICE CHARGE:

Circa £7.70 per sq ft per annum

## GROUND RENT:

Peppercorn

## RESERVATION FEES:

Under £1 million – £5,000  
£1 million + – £10,000

## VENDOR'S SOLICITOR:

Trowers & Hamlins  
55 Princess Street  
Manchester M2 4EW  
+44 (0) 161 838 2000

## RECOMMENDED PURCHASER SOLICITOR:

Nic Tiong  
Healys  
T: +44 (0)20 7822 4000  
E: nic.tiong@healys.com

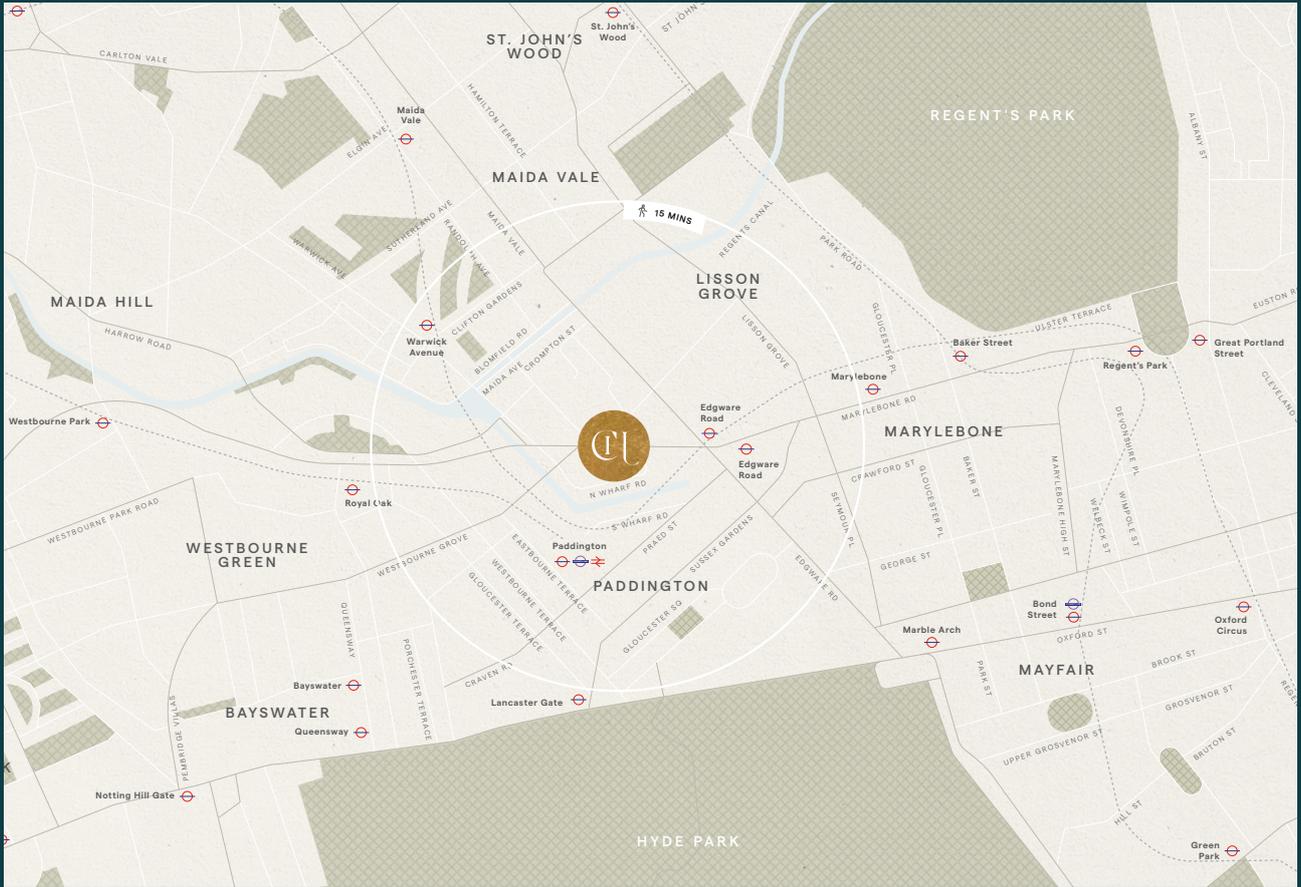
Chris Myers  
Child and Child  
T: +44 (0)207 235 8000  
E: ChrisMyers@childandchild.co.uk

## DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS:

- Passport/ID card (original copy)
- A current utility bill (not mobile phone) or bank statement showing name and home address (original copy)

## COMPANY PURCHASE DOCUMENTATION REQUIREMENTS:

- Certified Photo ID and Certified Address ID of all Directors of the Company
- 3 years Audited Accounts
- Certificate of Incorporation



# ALL ENQUIRIES

Camellia House at Paddington Gardens is a completed development, with a range of show apartments available for viewing.

To discuss your requirements and arrange a viewing, please contact a member of our dedicated team.

[www.paddingtongardens.com](http://www.paddingtongardens.com)



+44(0)20 7087 5111

[newhomes@eu.jll.com](mailto:newhomes@eu.jll.com)

#### Important Note:

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